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Fast Track Approval Application

Resource Consent Applications & Wildlife Permit

prepared for

CARTER GROUP LIMITED

Rolleston West Residential Development

November 2026

Fast Track Approval - Resource Consent Applications & Wildlife Permit

prepared for:

CARTER GROUP LIMITED

Rolleston West Residential Development

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Document Date:	3 November 2026
Document Version/Status:	Final
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Executive Summary

Overview

1. This application seeks approval under the Fast-track Approvals Act 2024 (**the Act**) for the subdivision and development of approximately 263 hectares of General Residential Zoned (**GRZ**) land, located west of Dunns Crossing Road, Rolleston, in the Selwyn District. The proposal provides for:

    - 3,978 residential allotments of varying sizes and five high-density superlots, together providing approximately 4,134 dwellings.

    - A 5.7ha local commercial area at the north-eastern corner of the Holmes Block, providing for a supermarket, petrol station, convenience activities and fast-food outlets.

    - two neighbourhood commercial centres providing day to day goods and services within the Westhaven Block.

    - A comprehensive network of roads, reserves, and three-waters infrastructure.

2. The project represents the development of Rolleston 7 Development Area (**DEV-RO7**), which is a Development Area zoned and anticipated for residential development in the Partially Operative Selwyn District Plan (**POSDP**).

3. The proposal is a listed project under Schedule 2 of the Act and is supported by detailed expert assessments. For completeness, the listing reference in Schedule 2 is 'Rolleston West Residential development', hereon it is referred to as Westhaven Residential.

Project Benefits

4. The proposal delivers significant regional benefits. The benefits of the project include increased housing supply and choice, economic benefits in the form of gross economic outputs and job years, and broader positive impacts that are not readily quantified in economic terms. The benefits of the project include:

    - Accelerated delivery of housing supply and greater housing choice in Rolleston, where there is sustained housing demand and an identified long-term capacity shortfall. The Project provides approximately **4,134 dwellings,** of which approximately **1,838 are additional to the realistic GRZ counterfactual,** and provides a coordinated pathway for housing delivery from 2027.

    - **Approximately $3.9 billion in net additional gross economic output, $1.5 billion in additional value added and 14,800 job-years during the construction and development phase**, including multiplier effects, relative to the GRZ counterfactual.

- Establishment of three commercial centres, providing approximately 19,653m^2 of commercial development and associated activity[1]. Once fully operational, these centres are estimated to generate approximately $69 million per annum in net additional regional value added, including multiplier effects, and sustain approximately 1,250 additional jobs while providing convenient access to retail and local services for Westhaven residents and the wider catchment.

Statutory Context and Decision Framework

5. The application is assessed under the Act, not under the conventional framework of the Resource Management Act 1991 (**RMA**). The Act expressly anticipates that Fast-track projects may:

   - Involve adverse environmental effects,
   - Be inconsistent with planning instruments, and
   - Include activities that would otherwise be prohibited under the RMA.

6. Under section 85(3) of the Act, the panel may only decline the application if it is satisfied that the project would result in adverse impacts that are sufficiently significant to be out of proportion to the regional or national benefits of the project.

7. Accordingly, the central question for the panel is not simply whether the proposal aligns with planning policy or avoids adverse effects, but whether the adverse impacts of the proposal are sufficiently significant to be out of proportion to the benefits delivered by the project.

8. Consistent with recent decisions under the Act[2], the section 85 assessment involves:

   - Identifying and quantifying (where possible) the material adverse impacts,
   - identifying and quantifying (where possible/appropriate) the nationally/regionally significant benefits,
   - evaluating the impacts and benefits, including the effects of conditions, and
   - determining whether any adverse impacts are sufficiently significant to be out of proportion to the benefits, warranting further scrutiny under section 85(3) of the Act.

[1] For completeness, Market Economics modelled the commercial area as being 19,653m^2, whilst the DCM plans propose a maximum GFA of 19,719m^2. The difference of 66m^2 is considered to be negligible in an overall sense but the discrepancy is noted.
[2] For example, see the Pound Road Industrial Development decision [FTAA-2505-1057]

Context of the Existing Planning Framework / Counterfactual

9. The site is zoned General Residential Zone (GRZ) in the Partially Operative Selwyn District Plan (POSDP) and sits within the DEV-RO7 Development Area, confirmed through the Selwyn District Plan review. The DEV-RO7 ODP already sets out the key elements of the urban structure, including the principal movement network, neighbourhood centres, reserves and green links, and a minimum net density of 15 households per hectare. Urbanisation of the site is therefore already anticipated.

10. Market Economics assesses the realistic outcome under the existing framework (the counterfactual) as approximately 2,296 dwellings. That counterfactual is the baseline against which the Project's benefits and adverse impacts are assessed in this report. This is not intended to represent the maximum theoretical development capacity enabled by DEV-RO7. Rather, it represents Market Economics assessment of a realistic development outcome under the existing planning framework, applying an assumed GRZ density of 11 households/ha, with no residential development within the Odour Control Overlay (OCO) given its non-complying status. Development under the counterfactual would also remain subject to the DEV-RO7 staging provisions including the 1,500 site cap until 1 January 2033.

11. The application does not need to establish the principle of urban development. It seeks approval for the detail of that development, and for three departures from the existing framework:

- residential development within the OCO,
- medium (rather than general) residential density, and
- a greater scale of commercial activity.

12. Those departures, and the effects that follow from them, are the focus of the section 85(3) assessment. Regional consents and a wildlife approval are also sought to manage the effects of constructing the development.

Key Adverse Impacts Relevant to Section 85(3)

13. The key adverse impacts relevant to the section 85(3) assessment principally arise from aspects of the Project that depart from the existing planning framework, which contemplates urban development of the land. These departures entail:

- residential subdivision and development proposed within the Pines Odour Control Overlay (**OCO**);
- the proposed medium density residential development of General Residential Zone (**GRZ**) land; and,
- the scale and distribution of commercial activity.

14. Other adverse impacts considered in the section 85(3) assessment are: development ahead of the sequencing anticipated by DEV-RO7, reliance on staged wastewater and water supply upgrades; the loss of a small (160m²), low-value natural inland wetland; and the potential loss of indigenous lizard habitat, pending completion of the baseline survey.

15. These matters have been specifically assessed in terms of their resulting effects and impacts, including reverse sensitivity, urban form and character, and the function and distribution of commercial activity.

16. While these adverse impacts are acknowledged, having regard to their nature and significance and the measures proposed to avoid, remedy or mitigate them, **none are assessed as being sufficiently significant to be out of proportion to the Project's regional benefits**. Accordingly, the discretionary ground for declining the approvals under section 85(3) is not established.

Mitigation, Management, and Residual Effects

17. The application includes proposed conditions designed to avoid, mitigate, remedy, manage and/or offset adverse effects. The conditions would not eliminate all adverse effects, but they substantially reduce their scale, extent, and significance.

Section 85(3) Conclusion

18. The proposal involves adverse impacts that are acknowledged, and in some cases unavoidable (i.e. loss of lizard habitat). Those impacts are localised and, subject to the proposed conditions, substantially mitigated. The main remaining uncertainty – the presence and density of indigenous lizards – is addressed through an adaptive framework (baseline survey, Lizard Management Plan and an expandable habitat area).

19. When weighed against the scale, certainty, and longevity of the project's regional benefits, the residual adverse impacts do not reach the threshold of being out of proportion as contemplated by section 85(3) of the Act.

20. Accordingly, the discretionary ground for declining the approvals under section 85(3) is not established, and the approvals should be granted subject to the proposed conditions.

Expert Assessment Summaries

21. The conclusion reached in respect of section 85(3) is informed by comprehensive expert analysis. The following provides brief summaries of the expert assessments that were relied on for assessing the effects on the environment, formulating proposed conditions, and analysing the statutory planning documents.

Geotechnical

22. The geotechnical assessment concludes that the site is suitable for the proposed development from a geotechnical perspective. The report finds that liquefaction risk is low with any possible consequence being negligible, there is a potential for differential settlement to occur within the paleochannel infill however the consequence can be mitigated with appropriate earthworks and detail design measures. Further site-specific geotechnical reports may be required as part of future building consent applications.

Land Contamination

23. The detailed site investigations found that the site has been subjected to activities on the Hazardous Activities and Industries List (**HAIL**). Concentrations in excess of Soil Contaminant Standards were discovered in a number of locations associated with a waste pit, areas around sheds, a diesel above ground storage tank, an offal pit, burn pile and a garage/workshop. The contamination is typical of that associated with greenfield development on former rural land. The report concludes that the site is suitable for the proposed development subject to a remediation action plan, appropriate management of identified hotspot soils, and subsequent site validation.

Flooding

24. A flood assessment undertaken by Pattle Delamore Partners (**PDP**) concludes that the proposed Westhaven residential development can be developed in a manner that appropriately manages flood risk and maintains the site's primary north-to-south overland flow conveyance function during significant storm events. Modelling of the 0.5% Annual Exceedance Probability (**AEP**) event, together with the 1%, 2% and 10% AEP events, indicates that most proposed lots remain free from surface flooding, with floodwaters largely conveyed through the proposed road network. The assessment found that the development increases on-site flood attenuation, resulting in no increase in total downstream discharge compared to existing conditions. While some localised variations in downstream flood levels are predicted, these effects are generally minor, occur predominantly on rural land, and are not associated with increased flooding near habitable dwellings. The assessment identifies the need for further detailed design to refine flow-path distribution, address limited residual increases in flood levels at two existing properties during the 0.5% AEP event, and ensure safe flood conveyance and access within the development. Overall, PDP concludes that the proposed development can appropriately manage flood effects and is supported from a flood management perspective.

Water

Groundwater

25. Groundwater level investigations were carried out by PDP in July 2026. The investigations, in combination with short-term groundwater level monitoring record in four recently drilled onsite bores, as well as a long-term record in nearby Environment Canterbury (**ECAN**) monitoring bore have been used to predict groundwater level across the site. The estimated the depth to groundwater for the Northern Block is approximately 13.5m below ground level at the northern end, reducing to approximately 10.5m at the southern end. The shallowest depth to groundwater in the Northern Block of the proposed subdivision is approximately 7m bgl. The estimated groundwater level in the Southern Block ranges from approximately 9.5m below ground level at the northern end, reducing to approximately 3.5m at the southern end. The shallowest depth to groundwater from the proposed subdivision in the Southern Block is expected to be approximately 6.5m below ground level at the northern end, reducing to approximately 1.5m at the southern end.

26. The groundwater assessment prepared by PDP has informed the proposed infrastructure servicing strategy, particularly the design of the stormwater system which is discussed further below.

Surface Water – Water Race

27. The aquatic ecology assessment prepared by Stantec confirms that the only surface water feature within the site is a branch of the Paparua Water Race, an artificial watercourse assessed as having moderate ecological value. Two At-Risk fish taxa, Gobiomorphus breviceps and Cheimarrichthys fosteri, were identified at low densities. Approximately 475 m of the upper reach within Holmes Block will be retained, realigned and enhanced through riparian planting in accordance with a Waterway Enhancement Plan. The downstream reach of the water race forks within the site is proposed to be closed. Stantec concludes that the adverse effects associated with the realignment and closure can be appropriately mitigated through the proposed water race enhancement. Approval will be sought from SDC for the closure under a separate basis, as discussed further within the application.

28. No other surface water features were identified on or adjacent to the site.

Surface Water - Wetland

29. The PDP assessment confirms that the proposed subdivision will result in the loss of a small, isolated wetland of low ecological value, likely induced by human modification for stock watering purposes. PDP confirm that when assessed in conjunction with habitat value and features the level of effect of this loss is very low.

Terrestrial ecology

30. PDP confirm the site is predominantly highly modified agricultural land with generally low to very low terrestrial ecological values, although areas of rank grass, gorse and woody debris provide moderate-quality habitat for indigenous lizards, including potentially the At Risk - Declining southern grass skink. Development has the potential to result in loss of lizard habitat and incidental injury or mortality during vegetation clearance and earthworks. Baseline lizard surveys are underway to confirm lizard presence and distribution, with any identified effects to be managed through a Lizard Management Plan (**LMP**), including salvage and relocation, habitat enhancement and other appropriate measures. A 2,000m² lizard habitat area is proposed within the approximately 6 ha Pines Reserve, with capacity for expansion if required, and a Wildlife Approval is sought to provide for the management and relocation of protected lizards.

Landscape and Visual Effects

31. The landscape assessment concludes that whilst the proposal will change the existing rural character of the site to an urban character, this change is already anticipated by the planning framework given the existing urban zoning of the site. The site is located within a transitional landscape immediately adjoining the established and under-construction subdivisions of Rolleston. From a landscape perspective, the development represents logical growth of the existing urban edge and is in line with the character and density of other subdivision development in the area.

Urban Design

32. The urban design assessment finds that the proposal aligns with the seven ‘C’s’ of the New Zealand Urban Design Protocol (**NZ UDP**) and will deliver a well-connected, high-amenity and context-responsive extension of Rolleston, as anticipated by the existing planning framework.

The proposal retains the broad intent of the DEV-RO7 Outline Development Plan (**ODP**) while providing a more refined urban structure, including an integrated street and active-transport network, accessible reserves and green links, and appropriately located commercial centres and higher-density housing

33. The proposal is supported from an urban design perspective. Its integrated movement and open-space network, together with landscaped buffers and appropriate boundary treatments, will enable the development to connect with surrounding neighbourhoods while appropriately managing the transition to adjoining rural, transport and infrastructure environments.

Infrastructure

34. The Infrastructure Report prepared by Inovo concludes that the development can be appropriately serviced for transport, stormwater, wastewater, potable water, electricity and telecommunications. The servicing strategy provides for new internal infrastructure and is based on progressive development of Westhaven, with infrastructure delivered in stages and detailed design confirmed through the Engineering Approval process. Stormwater will principally be managed through on-site soakage and defined secondary flow paths, with the design responding to the shallower groundwater conditions identified within Skellerup South. Electricity and telecommunications capacity has also been identified to support the development.

35. The principal infrastructure matters relate to wider wastewater and potable water network capacity. The application does not rely on available capacity within the existing Westwood wastewater catchment. New wastewater pump stations, gravity networks and rising-main infrastructure are proposed to service the Holmes and southern Westhaven catchments. The ultimate wastewater solution will integrate with planned wider network upgrades, including the Edwards Road Wastewater Pump Station (**WWPS**) and upgrades associated with the Eastern Selwyn Sewerage Scheme and Pines Wastewater Treatment Plant (**WWTP**). Similarly, while the proposed internal potable water network is considered hydraulically capable of servicing the development under the modelled ultimate-network scenario, existing Rolleston water sources are not sufficient to accommodate the full development under peak-demand conditions and additional source, storage and pumping infrastructure will be required. These constraints are proposed to be addressed through development staging and coordinated infrastructure delivery, with servicing capacity and any necessary network upgrades confirmed with SDC and Selwyn Water before the relevant stages are connected. Overall, the identified constraints are considered matters of infrastructure timing, staging and delivery, rather than fundamental constraints on the ability to service the development.

Noise

36. The noise assessment concludes the major noise sources in the environment that have the potential to impact on the subdivision relate to State Highway 1 (**SH1**) and the Main South rail line. Powell Fenwick recommends a bund and fence be installed along the full frontage of the northern boundary of the site, adjacent SH1. Any residential dwelling constructed within 50m of the State Highway would need to be designed to achieve acoustic insulation in line with the requirements of the POSDP, of which Powell Fenwick consider feasible and easily achieved.

Air Quality – Odour effects

37. The NZ Air assessment of air quality effects finds that the subdivision to provide for 768 residential allotments within the Pines Odour Control Overlay (**OCO**) of the POSDP will be acceptable, subject to maintaining a minimum 600m setback between the Active Composting Area (**ACA**) and the nearest residential allotment. NZ Air consider that any odour experienced within the development will be infrequent, weak and of short duration, and is unlikely to be assessed as offensive or objectionable against the 'Frequency, Intensity, Duration, Offensiveness and Location' (**FIDOL**) criteria in Schedule 2 of the Canterbury Air Regional Plan. On that basis, the residual risk of reverse sensitivity effects is low and in NZ Air's opinion does not amount to a significant adverse impact from an air quality perspective.

Transport

38. The Integrated Transport Assessment (**ITA**) prepared by Novo Group concludes that the proposal can be accommodated by the surrounding transport network, subject to the staged delivery of identified transport upgrades. While increased traffic volumes (relative to what is anticipated by the planning framework) will result in some localised peak-period delays, these effects are manageable and do not compromise the overall safe and efficient operation of the transport network.

39. A comprehensive package of transport improvements is proposed to intersections, access locations and road frontages within the immediate surrounds. These works will be delivered progressively in accordance with identified development triggers and funding arrangements. Overall, the assessment concludes that the transport effects of the proposal are acceptable, subject to the identified mitigation and staging requirements.

Economics

40. The economic assessment concludes that Westhaven will make a significant contribution to housing supply and economic activity in Rolleston. The Project will provide approximately 4,134 dwellings, including around 1,838 additional dwellings beyond the realistic counterfactual, helping address Rolleston's identified long-term housing capacity shortfall. It will also provide for three commercial centres with a combined Gross Floor Area (**GFA**) of approximately 19,653m^2 which is approximately 18,303m^2 more than the counterfactual. The additional commercial GFA will support the coordinated delivery of housing, infrastructure and services.

41. Relative to the counterfactual, construction is estimated to generate approximately NZ$3.9 billion in additional gross output, NZ$1.5 billion in value added and 14,800 job-years. Once operational, the commercial centres are estimated to generate approximately NZ$69 million in additional annual value added and sustain around 1,250 jobs. Overall, the assessment concludes that the Project would deliver a significant increase in housing supply, address housing needs and contribute to a well-functioning urban environment and will also deliver significant regional economic benefits, with identified adverse economic effects not considered out of proportion to those benefits.

Assessment of Effects on the Environment (AEE)

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List of Abbreviations and Acronyms

Annual Exceedance Probability	AEP
Canterbury Land and Water Regional Plan	LWRP
Canterbury Regional Council	Regional Council or ECan
Canterbury Regional Policy Statement	CRPS
Carter Group Limited	Applicant
DCM Urban Design	DCM
Department of Conservation	DOC
Detailed Site Investigation	DSI
Erosion and Sediment Control Plan	ESCP
Fast-track Approvals Act 2024	The Act or FTAA
Greater Christchurch Spatial Plan	GSCP
Greenhouse gas	GHG
Hazardous Activities and Industries List	HAIL
Heritage New Zealand Pouhere Taonga Act 2014	Heritage NZ Act
Heritage New Zealand Pouhere Taonga	HNZPT
Land Use Capability	LUC
Long Term Plan	LTP
Mahaanui Iwi Management Plan	IMP
Mahaanui Kurataio Limited	MKT
Metres below ground level	mbgl
Resource Management (National Environmental Standard for Assessing and Managing	NES Soil

Contaminants in Soil to Protect Human Health) Regulations 2011	
Resource Management (National Environmental Standard for Freshwater) Amendment Regulations 2025	NES Freshwater
National Policy Statement for Freshwater Management 2020	NPS-FM
National Policy Statement on Highly Productive Land 2022	NPS-HPL
National Policy Statement on Urban Development 2020	NPS-UD
Partially Operative Selwyn District Plan Appeals Version	POSDP
Pattle Delamore Partners	PDP
Remedial Action Plan	RAP
Resource Management Act 1991	RMA
Soil Contaminant Standards	SCS
Te Rūnanga o Ngāi Tahu Total suspended solids	TRoNT TSS
Site Management Plan	SMP
Wildlife Act 1953	Wildlife Act

Introduction

Purpose of the Application

42. This application seeks authorisation for subdivision and development of a 263 hectare (**ha**) residential zoned site adjoining the western extent of Rolleston in the Selwyn District, Canterbury. The subdivision is shown in **Figure 1** below. The application is made under the Fast-track Approvals Act 2024 (**FTAA** or **the Act**) by Carter Group Limited (**Applicant**), the 'authorised person' for the Rolleston West Residential Development project listed at Schedule 2 of the Act. The project is now referred to as 'Westhaven'. An authorised person's statement is included at **Appendix 1**.

43. The proposal comprises a comprehensive residential and commercial development within the Rolleston 7 Development Area (**DEV-RO7**). Whilst the land is already zoned for residential development, approvals are sought under the FTAA to provide a comprehensive and efficient consenting pathway across the entire development area, including to enable residential development within the Odour Control Overlay (**OCO**) and an increased area of commercial development.

44. Overall, Westhaven will provide approximately 4,134 residential dwellings, supported by higher-density housing opportunities, commercial centres, open space, transport connections and other supporting infrastructure. The project is intended to support a well-functioning urban environment by responding to housing demand, providing for social infrastructure and employment opportunities, and facilitating the planned expansion of Rolleston within an area identified for urban development.

45. The below **Figure 1** depicts the proposed subdivision plan, and a full set of plans are contained in **Appendix 23.**

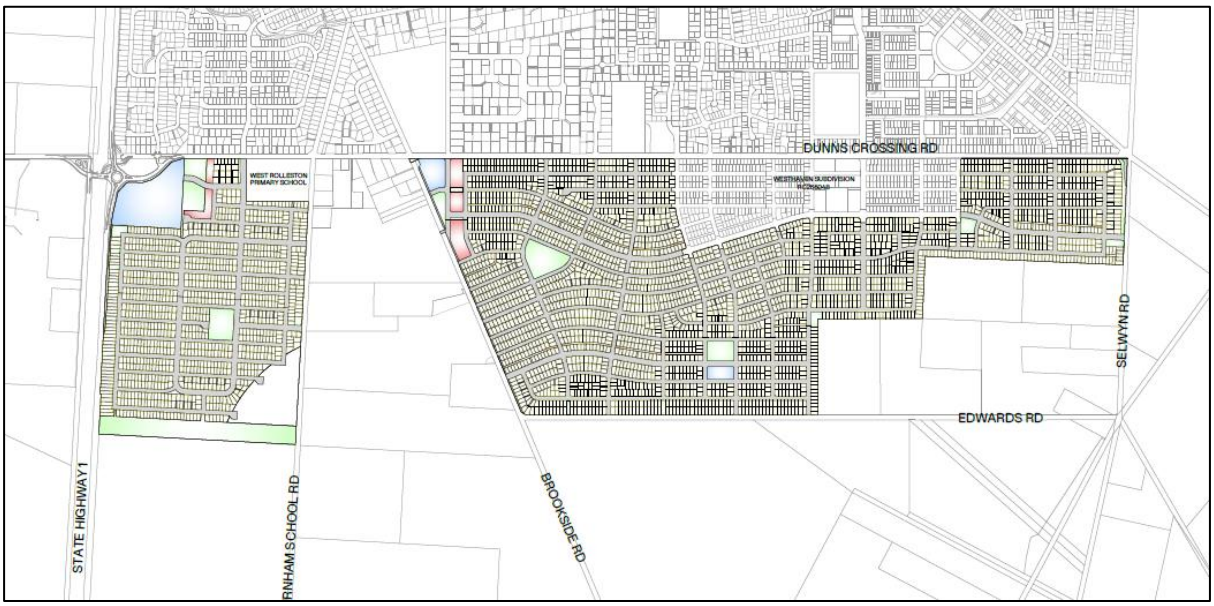

Figure 1. Subdivision Plan. Source: Inovo, Appendix 24

Project Overview

46. The subdivision comprises approximately 3,978 residential allotments and five super lots (intended for higher-density residential development) and three commercial lots, together with land to vest for road, reserve and utility purposes. The application also seeks the necessary authorisations to enable future residential and commercial activities within the relevant allotments.

Project Benefits

47. Market Economics has prepared an economic assessment of the Project, included at **Appendix 2**. The assessment identifies significant regional benefits arising from increased housing supply and choice, support for a well-functioning urban environment, and additional economic activity. The Project will enable approximately 4,134 dwellings, of which approximately 1,838 represent additional capacity beyond the realistic development outcome under the existing planning framework. This includes approximately 768 dwellings within the OCO and further capacity arising from the higher density proposed across the balance of the site. The Project will also enable approximately 18,300 m² of additional commercial floor space relative to the counterfactual.

48. The benefits are particularly significant given the continued strong population and housing growth experienced in Rolleston and the identified long-term housing capacity shortfall of approximately 5,000 dwellings. The Project will establish a coordinated pathway for the staged delivery of housing, commercial activities and supporting infrastructure, while increasing the diversity and competitiveness of residential development opportunities within Rolleston. In this respect, the benefits extend beyond simply providing additional housing capacity, by assisting that capacity to be progressively realised within an identified urban growth area.

49. The Project will also generate significant economic benefits. Relative to the counterfactual, construction and associated multiplier effects are estimated to generate approximately NZ$3.9 billion in additional gross output, NZ$1.5 billion in value added and 14,800 job-years. Once operational, the proposed commercial centres are estimated to generate approximately NZ$69 million in additional annual value added and sustain approximately 1,250 additional jobs, including flow-on effects. Market Economics concludes that the Project would make a significant contribution to regional economic activity and that the identified potential adverse economic effects are not out of proportion to those benefits.

50. More broadly, the Project will provide for the comprehensive and coordinated urban development of land already zoned and identified for residential growth, integrating housing with commercial services, open space, recreation opportunities, transport connections and supporting infrastructure. Its location adjoining the existing Rolleston urban area supports a contiguous pattern of urban expansion, while the site is not classified as Highly Productive Land (**HPL**). These attributes support the efficient long-term growth of Rolleston and the development of an integrated and consolidated urban environment.

Project Background

51. The site is zoned GRZ in the POSDP and is subject to the DEV-RO7 Development Area. The wider Rolleston West area was previously the subject of Private Plan Changes 73, 81 and 82

to the Selwyn District Plan, which sought to enable residential and associated urban development west of Rolleston. The three requests and parts of the Site to which they relate to are depicted on the map in **Figure 2** below. The Council's decisions on those private plan changes were appealed. The appeals on the private plan changes were withdrawn as rezoning was also subsequently sought through submissions on the Proposed Selwyn District Plan. The zoning and DEV-RO7 planning framework was ultimately confirmed through resolution of an Environment Court appeal that Proposed District Plan review process by consent order[3].

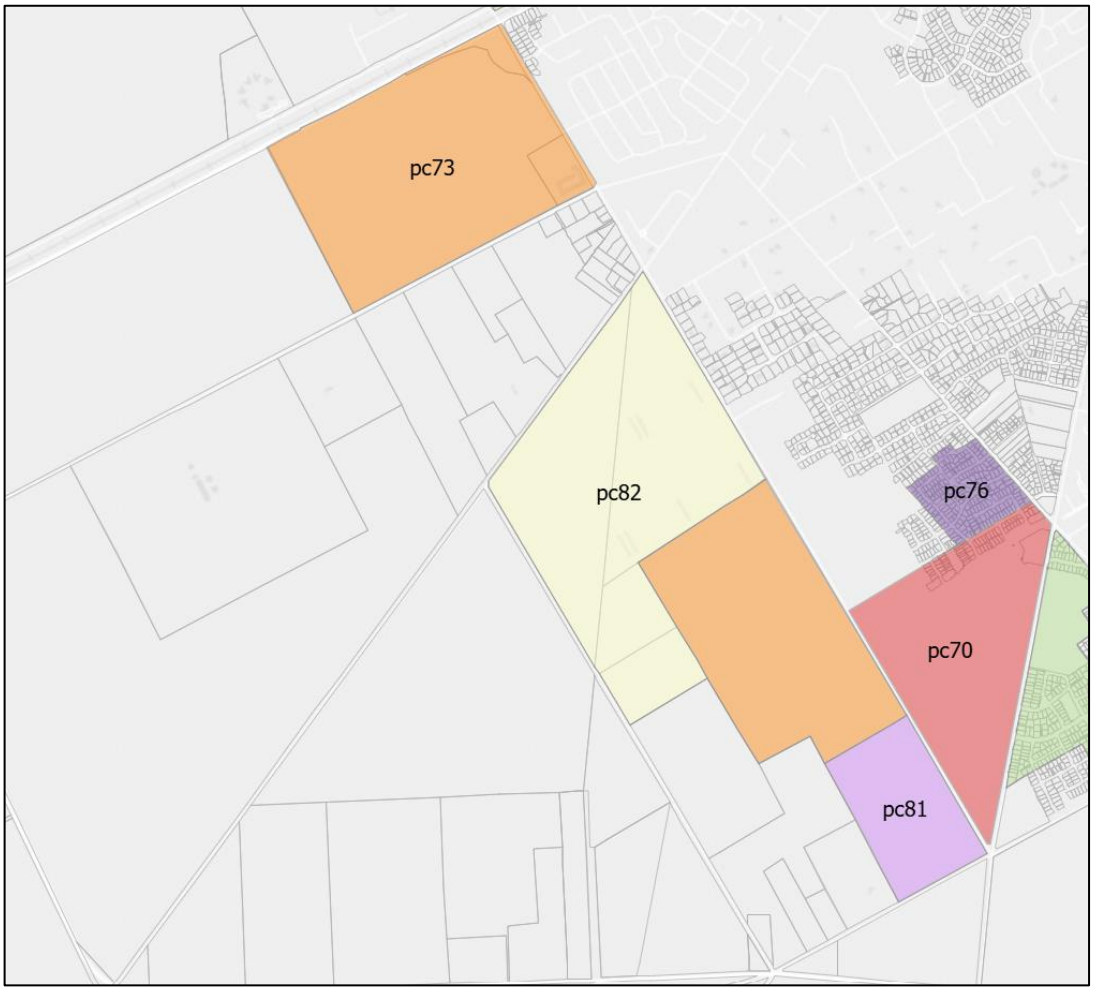

Figure 2. SDC Map depicting PC73, PC81 and PC82. Source: SDC (Selwyn District Council - Private plan change request 73: rezone approx. 160 hectares in Rolleston)

52. The site's zoning of GRZ contrasts with the medium density residential zoning (MRZ) applicable across much of the wider residential area of Rolleston. This difference in zoning reflects the pathway and timing by which the site was rezoned through the wider Selwyn District Plan Review, with no available pathway at that time to apply MRZ to the site.

[3] [2024] NZEnvC 269.

53. Except for the separately consented Stage 1 (which does not form part of this application and is described below), no previous applications for a resource consent or a notice of requirement have been made in relation to this application.

Westhaven Stage 1

54. For clarity, in early 2026 the Applicant obtained subdivision and land use resource consent from Selwyn District Council (**SDC**) for the development of approximately 32.4ha of land within the Skellerup Block (now Westhaven Block), herein referred to as Westhaven Stage 1[4]. The resource consents for Stage 1 provide for the construction of 470 residential lots and four lots for comprehensive development (120 units) as well as up to 3,000 m^2 of commercial activity, and associated roads, reserves, infrastructure, landscaping and earthworks. Although Stage 1 does not form part of this application, it is relevant that the subdivision and land use consents for Stage 1 were assessed and granted under the MRZ provisions of the POSDP.

Relevant Legislation and Regulations

55. The application is made under the Act. It seeks approvals under:

- Section 42(4)(a) for subdivision and land use resource consents that would have otherwise been applied for under the RMA.

- Section 42(4)(h) for a wildlife approval which is an authority for an act or omission that would otherwise be an offence under various sections of the Wildlife Act 1953 (**Wildlife Act**).

56. The national and local regulations that apply to the proposal include:

- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (**NES Soil**)

- Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (**NES Freshwater**)

- The Partially Operative Selwyn District Plan Appeals Version (**POSDP**) as notified on 19 August 2023.

57. The Canterbury Land and Water Regional Plan (**LWRP**) first made operative on 1 September 2015. Plan Change 8 to the LWRP, was notified 4 July 2026 and is awaiting a hearing. The relevant provisions of Plan Change 8 have immediate legal effect from the date of notification.

[4] SDC resource consent application references RC265048 and RC265049.

Fast-track Approval Act Requirements

Pre-lodgement Requirements

Consultation and Notification

58. The application is lodged following the commencement of amendments to the Act (via the Fast-track Approvals Amendment Act 2025). Under the amended s29, written notice of the Project was given to the persons and groups required to be notified under s29(1)(aa). For the avoidance of doubt, none of the consultation requirements in s29(1)(a) apply to the Project.

59. A summary of the notification undertaken, responses received and any other consultation undertaken in relation to the Project is set out below.

Party notified	Method of notification / consultation	Relevant documents
Canterbury Regional Council	Section 29 notice Pre-application meeting	Appendix 3
Selwyn District Council	Section 29 notice	Appendix 4
Department of Conservation	Section 29 notice	Appendix 5
Te Rūnanga o Ngāi Tahu	Section 29 notice	Appendix 6
Te Ngāi Tūāhuriri Rūnanga	Section 29 notice	Appendix 7
Te Taumutu Rūnanga	Section 29 notice	Appendix 8

Summary of Consultation and Notification

Canterbury Regional Council

60. Canterbury Regional Council (ECan or CRC) were notified of the applicant's intention to lodge the substantive application under s29 of the FTAA on 2 July 2026. The applicant also undertook early pre-application engagement, including a meeting held on 17 July 2026.

61. ECan provided formal pre-application feedback on the proposed development. This feedback identified that the proposal would require a suite of water permits, discharge permits and land use consents associated with earthworks, stormwater discharges, groundwater take (including dewatering), wetland removal, and earthworks and vegetation clearance near wetland.

62. The pre-application identified key technical issues requiring further consideration. These have been subsequently addressed through the preparation and refinement of specialist technical reports supporting this application. A copy of the record of engagement with ECan is included within **Appendix 3**.

63. Ongoing engagement with ECan is expected to continue post lodgement.

Selwyn District Council

64. SDC were notified of the applicant's intention to lodge the substantive application under s29 of the FTAA on 2 July 2026.

65. SDC provided formal feedback under s29 of the FTAA; and a copy of this letter is included within **Appendix 4**. In its response, Council acknowledged that the site is anticipated for urban development under the POSDP and the DEV-RO7 framework but identified a number of matters requiring detailed assessment through the substantive application. These included the need to address the DEV-RO7 residential yield cap and associated urban form considerations, wastewater servicing constraints, odour reverse sensitivity matters associated with the Pines Wastewater Treatment Plant, and the adequacy of transport infrastructure upgrades required to support development. Council also encouraged ongoing engagement with both Council officers and Selwyn Water Limited as the proposal progressed.

66. SDC further identified the importance of demonstrating the economic and housing supply benefits of the proposal, confirming infrastructure readiness, and establishing an appropriate framework for future residential development across the staged subdivision. Council also raised the need to ensure that the costs of growth-related infrastructure are appropriately funded and that mechanisms are considered to address future changes to development contribution or levy regimes over the project's anticipated development timeframe. These matters have informed the preparation of the substantive application and the accompanying technical assessments.

67. Ongoing engagement with SDC and Selwyn Water Limited is expected to continue post-lodgement.

Department of Conservation

68. Notice was provided to the Department of Conservation (**DOC**) on 2 July 2026 of the applicant's intention to lodge the substantive application under s29 of the FTAA. In response to the s29 notification letter, DOC advised that it was unable to provide a substantive response at that time, noting that the relevant technical assessments were not yet available (refer **Appendix 5**).

69. For completeness, at the time the s29 notice was provided, the ecological investigations for the Project had not been completed. In particular, the lizard survey could not practicably be undertaken during the winter period due to seasonal constraints on survey effectiveness. Accordingly, the results of that survey were not available to inform DOC's consideration of the Project at that stage.

70. The Applicant will continue to engage with DOC as the proposal progresses, including in relation to the lizard survey results and any associated recommendations for avoidance, mitigation, management or monitoring. Any further feedback received from DOC will be considered as part of the ongoing development and implementation of the Project's ecological management measures.

Te Rūnanga o Ngāi Tahu

71. On 2 July 2026, notice of the applicant's intention to lodge the substantive application was provided to Te Rūnanga o Ngāi Tahu in accordance with s29 of the FTAA. Refer to a copy of this in **Appendix 6**.

72. No response was received in response to the s29 notification letter.

Te Ngāi Tūāhuriri Rūnanga

73. On 2 July 2026, notice of the applicant's intention to lodge the substantive application was provided to Whitiora Centre Limited on behalf of Te Ngā Tūāhuriri in accordance with s29 of the FTAA. Refer to a copy of this in **Appendix 7**.

74. No response was received in response to the s29 notification letter.

Te Taumutu Rūnanga

75. On 2 July 2026, notice of the applicant's intention to lodge the substantive application was provided to Mahaanui Kurataio Limited on behalf of Te Taumutu Rūnanga (MKT or Mahaanui). MKT provided feedback to the applicant upon receipt of the s29 notification letter. A copy of their feedback is included within **Appendix 8**. Mahaanui advised that whilst they have been engaged to progress the information through a preliminary round of consultation, with the understanding that the response is incomplete and the full impacts on tikanga Māori and mana whenua values cannot be assessed without a formal application.

76. They advised that their preliminary response does not remove the need for mana whenua consultation once the substantive application is made. Nonetheless, on review of the information available at the time of s29 notification, Mahaanui noted that to support an informed assessment during the substantive application, the following information must be provided: a bird survey; lizard habitat survey' survey of springs and wetland; identification of waterways on or adjoining the site identification of any site contamination and water supply, stormwater and wastewater plans. Numerous recommendations are also made within section 7 of Mahaanui's letter. Where possible and relevant, this information and recommendations has informed the preparation of the substantive application and accompanying technical assessments.

Existing Resource Consents

77. Under section 30(2), the authorised person has notified the Regional Council in writing to identify any existing resource consents of the kind described in section 30(3). In response, the Regional Council has confirmed that there are no existing resource consents relevant to the proposal (see **Appendix 9** for written confirmation).

Substantive Application

78. The following approvals are sought under section 42(4)(a) of the Act (resource consents that would have otherwise been applied for under the RMA) for the proposed activity:

- Subdivision consent for 3,978 residential lots, five high density super lots (with additional capacity provided through the future development of those super lots), three commercial lots, and service lots (a non-complying activity). Land use consent for future activities, buildings and site improvements (a non-complying activity).

- Land use consent for earthworks, removal of wetland, and vegetation clearance and earthworks within wetlands (section 9 Land Use Consent).

- Water permits for the take of groundwater for construction dewatering, wetland drainage, and to take and divert water within the Paparua Water Race during its partial closure and reformation (section 14 Water Permit).

- Discharge permit for the discharge of construction phase stormwater, dewatering water onto land, diversion of the water race and discharge of operational phase stormwater from a reticulated system (section 15 Discharge Permit).

- Resource consent for subdivision and change of use is required under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (**NES-Soil**) due to the presence of soil contamination above the applicable standards in Regulation 7. The activities therefore require resource consent as restricted discretionary activities pursuant to Regulation 10.

- Resource consents under the National Environmental Standards for Freshwater (as amended by the Amendment Regulations 2025) (**NES-F**) are required for:

    - The drainage of a natural inland wetland under regulation 45C (restricted discretionary activity)

79. In addition to the resource consents described above, approvals are sought for:

- A Wildlife Act Authority Permit under section 42(4)(h) of the Act for disturbing native lizard habitat and for the capture and relocation of any native lizards

80. The application complies with the requirements of section 43 of the Act. Specifically, the application:

- Is lodged in the form and manner approved by the Environmental Protection Authority (**EPA**),

- Is consistent with the purpose of the Act, given it is a development project with significant regional benefits as demonstrated in the Applicant's previous application to be included as a listed project;

- Does not involve any ineligible activities as defined in section 5 of the Act

- Complies with the requirements prescribed at schedules 5 and 7 of the Act relating to resource consents, wildlife approvals, and

- Contains the relevant information required by section 13(4).

Owners and Occupiers of Adjacent Sites

81. The Act includes requirements to provide contact details of adjacent landowners and occupiers. Clause 5(1)(d) requires a resource consent application to include the full name and address of each owner of the site, and of each occupier of the site and adjacent land whom t the applicant is unable to identify after reasonable enquiry.

82. The contact details for adjacent owners and occupiers (where able to be identified) are attached in **Appendix 10**.

Site and Surrounding Environment

Section summary: *The 263ha site comprises the Holmes Block and Westhaven Central/South, adjoins the western edge of Rolleston, and is zoned GRZ within DEV-RO7. It is highly modified farmland with no productive (LUC 1–3) soils. The features most relevant to the assessment are: the Pines Odour Control Overlay (OC) and the adjoining Pines Resource Recovery Park (PRRP) and Pines Wastewater Treatment Plant (WWTP) to the west; the State Highway 1 (SH1) and rail noise overlay to the north; shallow groundwater in Westhaven South; a branch of the Paparua Water Race; a 160m² low-value wetland; potential lizard habitat; and localised HAIL contamination.*

Site Details

83. A copy of the relevant Records of Title is contained within **Appendix 11,** the details of which are summarised in **Table 1** below.

Table 1. Site Details

Block	Address	Identifier	Legal Description	Area
Holmes Block	327 Dunns Crossing Road, Rolleston	1285849	Section 1 Survey Office Plan 608925	85.0352 hectares
Westhaven Central	153 Edwards Road, Rolleston	CB41D/425	Lot 1 Deposited Plan 72132	9.4494 hectares
Westhaven Central		CB41D/426	Lot 2 Deposited Plan 72132	10.0010 hectares
Westhaven Central		CB47B/859	Lot 1 Deposited Plan 82068	44.0055 hectares
Westhaven Central	201 Dunns Crossing Road, Rolleston	CB772/69	Lot 3-4 Deposited Plan 20007	46.3188 hectares
Westhaven Central (including Westhaven Stage 1)		CB24F/1018	Part Rural Section 31354, Part Rural Section 31356 and Part Section 4 Reserve 1342	72.6916 hectares (including Westhaven Stage 1)
Westhaven South		CB27B/97	Rural Section 23614	8.1948 hectares
Westhaven South		CB8B/345	Rural Section 25807	20.2343 hectares

84. Ownership of the site is addressed in the Authorised Person's statement in **Appendix 1**. The site comprises a number of separate landholdings, with different parts owned by White Gold Limited, Brookside Road Residential Limited, McIlraith Karen Diane and McIlraith Paul Andrew, Westhaven Rolleston Limited.

Site Description

85. The land that is the subject of the application is indicated on the aerial photograph in **Figure 3.** The site has a total area of approximately 263 hectares (ha)[5] and comprises two blocks of land, being:

- **The Holmes Block** - located to the south of State Highway 1, west of Dunns Crossing Road and north of Burnham School Road;
- **Westhaven Central and Westhaven South** - located south of Brookside Road, between Edwards Road to the west and Dunns Crossing Road to the east, and north of Selwyn Road.

86. "Westhaven Stage 1" comprises the area shaded yellow in **Figure 3** below. This area is already consented and is under construction. Although Westhaven Stage 1 does not form part of this substantive application, it forms part of the existing environment and Site context against which the application is assessed.



Figure 3. Aerial plan showing the two blocks making up the site. Source: DCM, Appendix 23

87. Due to the site's planning history and the various RMA processes undertaken to support its rezoning, two naming conventions have been used across the project. Technical experts may refer to either the current naming convention outlined above or the terminology adopted in earlier planning processes, depending on their discipline and the timing of their involvement.

[5] This area excludes 'Stage 1 Westhaven'.

Appendix 22 contains a map identifying the equivalent areas under each convention, and this information is reproduced in **Table 1** below for ease of reference.

Table 2. Naming conventions

Naming conventions used in previous plan change process	Proposed development naming conventions
Holmes Block	Holmes Block
Brookside Skellerup	Westhaven Central
Skellerup South	Westhaven South

88. The site is zoned GRZ in the POSDP and subject to DEV-RO7. The ODP prepared for DEV-RO7 also includes four neighbourhood centres to provide for a limited extent of commercial activity.

89. The GRZ provides for one residential unit per a site, and the ODP sets out that the Development Area shall achieve a minimum net density of 15 households per hectare.

90. The ODP includes a number of controls relating to the scale and pace of development that can occur on a permitted basis. Notably, a maximum of 1,500 sites can be developed until 1 January 2033, and beyond that no development cap applies.

91. An OCO is located along the western part of the site adjoining the PRRP (discussed further below). The OCO identifies a 1000m setback within which subdivision and establishment of sensitive activities are restricted. The ODP also identifies a 1,500m setback line from the buildings of the Pines Wastewater Treatment Plant (PWTP), and within this setback no residential sites may be created prior to either the PWTP obtaining resource consent to provide treatment for 120,000 person equivalents of incoming flow, or 31 December 2028. For completeness, this overlay affects stages 3, 4 and 6 of the Project site, and it is anticipated that development of these stages (or release of residential sites within these stages) will not be created/ occur until after 31 December 2028.

92. A noise control overlay affects the northern extent of the site adjacent State Highway 1 (SH1) and Main South Rail line.

Surrounding Environment

93. To the north of the site, on the opposite side of SH1 is the railway corridor, with Runners Road to the north of this. On the northern side of Runners Road is Canterbury Men's Prison, zoned Corrections Zone (CORZ). East of Walkers Road is vacant land zoned for General Industrial Zone (GIZ) in the POSDP. Further north the land comprises rural residential activity, interspersed with larger rural blocks, with a General Rural Zoning (GRUZ).

94. West of the site is the PWWTP and PRRP. The PRRP, located at 183 Burnham School Road, is owned by SDC and comprises a wider waste transfer and recovery facility, including recycling and waste handling activities, together with a turned windrow composting operation located

within the southern part of the facility. The activity is described in more detail within the NZ Air assessment enclosed at **Appendix 29**, however as a summary:

- The composting operation is authorised by CRC air discharge consent CRC211594, which provides for the discharge of contaminants to air, including odour and dust. This consent also requires the operation to be managed in accordance with an Odour and Dust Management Plan (ODMP).

- The composting operation comprises an organic waste receival and shredding area, an active composting area and a mature compost area, and accepts kerbside organic material, commercial food waste and green waste.

- Feedstocks are shredded and blended before being formed into windrows within the active composting area, which are periodically turned as the material progresses through the composting process, before being transferred to the maturation area and ultimately screened and transported off site.

95. The PWWTP adjoins the PRRP and comprises the wastewater treatment facility and extensive field areas used for the irrigation of treated wastewater to land.

96. West Rolleston Primary School is located on the south-eastern corner of the Holmes Block, flanked by Dunns Crossing Road to the east and Burnham School Road to the south. Within the block of land separating Holmes and Westhaven is existing large lot residential development. Te Rau Horopito Primary School is located at 5 Arbor Green Boulevard, to the east of Dunns Crossing Road.

97. To the south and south-west, the land is zoned GRUZ and characterised by larger rural blocks, with residential dwellings.

98. Rolleston Town Centre is located approximately 2.5km to the east of the site, accessible via SH1 (Main South Road), Lowes Road or Brookside Road. SH1 provides a direct route from the site into Christchurch.

99. Existing infrastructure in the surrounding area is described in the infrastructure report (**Appendix 13**) prepared by Inovo Projects (**Inovo**) and in the Integrated Transport Assessment (**ITA**) (**Appendix 14**) prepared by Novo Group.

Environmental Site Features

Soils and Geology

100. The site does not contain productive soils (i.e. LUC Classification 1 – 3) soils. Geotechnical investigations (**Appendix 15**) identify a generally thin topsoil layer, typically less than 0.3m thick, overlying sandy silt and gravels. PDP's groundwater assessment (**Appendix 16**) describes the geological profile as river alluvium deposits typically consisting of sandy gravel / gravelly silt (grading to sandy gravel) to greater than 20m depth.

Groundwater

101. The hydrogeology of the site is outlined in the PDP Groundwater Level Assessment (**Appendix 16**) and summarised below.

102. The assessment has used manual groundwater measurements collected from 18 bores across and near the site on 3 July 2026, short-term monitoring records from four onsite monitoring bores (BH-001 to BH-004) and long-term groundwater monitoring record from ECan monitoring bore (M36/0465) located west of the site.

103. Key findings from the assessment show that groundwater is generally deeper in the Northern Block (Holmes Block) and becomes significantly shallower across the Southern Block comprising Brookside, Skellerup and Skellerup South blocks.

104. PDP estimated the depth to groundwater for the Northern Block is approximately 13.5m below ground level at the northern end, reducing to approximately 10.5m at the southern end. The shallowest depth to groundwater in the Northern Block of the proposed subdivision is approximately 7m bgl.

105. The estimated groundwater level in the Southern Block ranges from approximately 9.5m below ground level at the northern end, reducing to approximately 3.5m at the southern end. The shallowest depth to groundwater from the proposed subdivision in the Southern Block is expected to be approximately 6.5m below ground level at the northern end, reducing to approximately 1.5m at the southern end.

106. The site is located within the Selwyn-Waimakariri Combined Allocation Zone and the semi-confined or unconfined aquifers, as defined in the LWRP.

Surface Waterbodies

107. An aquatic ecology assessment has been undertaken by Stantec (**Appendix 17**), which identifies the aquatic habitats on the site and describes the aquatic values and conditions of these habitats.

108. There is only one aquatic habitat identified within the site, which is a branch of the Paparua Water Race scheme.

109. The water race passes through the northern development area within the Holmes Block, continues through neighbouring properties and Edwards Road into the Brookside Block, then extends towards the Skellerup Block before terminating within the Skellerup South Block near Selwyn Road. The water race diverges into two channels at the intersection of Edwards Road and Brookside Road, with only one channel going through the site.

110. The water race is defined as an ‘artificial watercourse’ under the LWRP classifications.

111. Despite being an artificial system, the Paparua water race is known to support high ecological values in some locations. The ecological values of the water race were assessed in the aquatic ecology assessment. The ecological values of the water race within and adjacent to the site are considered to be moderate.

112. The ecology assessment references two previous ecological assessments undertaken on the site in 2020 and 2021 by Aquatic Ecology Limited. The assessment identifies two At Risk naturally uncommon fish taxa (being Gobiomorphus breviceps and Cheimarrichthys fosteri) with low species diversity.

113. There are no natural or modified streams within the site or the immediate surrounding area.

Wetlands

114. A wetland delineation and assessment (**Appendix 18**) has been carried out by PDP. The site survey shows the majority of the site comprises pasture and other exotic species commonly associated with pastoral environment. Only one location across the site area is identified as "natural inland wetland" under the NPS FM which is located at the Skellerup South Block.

115. The wetland has an area of approximately 160m^2 and is considered to be of low ecological value. The report notes that the wetland is dominated by exotic species due to the highly modified agricultural characteristics of the landscape. In addition, historic aerial imagery of the site shows little evidence of wetland habitat prior to human modification. The wetland does not have connections with any nearby wetland areas which are situated over 1km south and southeast of the site. Refer to **Appendix 18** for further details regarding the wetland and plant species associated with the wetland.

Vegetation

116. The development site is highly modified and dominated by agricultural pasture grasses.

Terrestrial Ecology

117. PDP undertook a preliminary assessment of potential lizard habitat within the site, which identified habitat capable of supporting lizards (see **Appendix 19**). A desktop assessment identified records of two skink species potentially relevant to the site, being southern grass skink (*Oligosoma aff. polychroma* Clade 5), classified as At Risk - Declining, and McCann's skink (*Oligosoma maccanni*), classified as Not Threatened. Further field surveys are being undertaken by PDP during the 2026/27 South Island lizard survey season to determine the presence and distribution of lizards within the site, with the results to be provided once available.

118. No other terrestrial ecological values have been identified.

Water Users

119. A description of the water users in the area is provided in the Infrastructure Report prepared by Inovo (**Appendix 13**). There are approximately 1,320 existing bores associated with historic and existing rural land use within a two-kilometre radius of the site, of which 940 are recorded as active and existing. These bores are used for irrigation, domestic supply, and stock water supply and observation.

120. There are seven existing bores within the site area, which are authorised to be used for irrigation, domestic and stock water supply purposes. Three active domestic supply wells (M36/7538, M36/3946 and M36/7360) are located within 50 m of the site boundary (**Appendix 13** Stormwater Management Plan, Table 1).

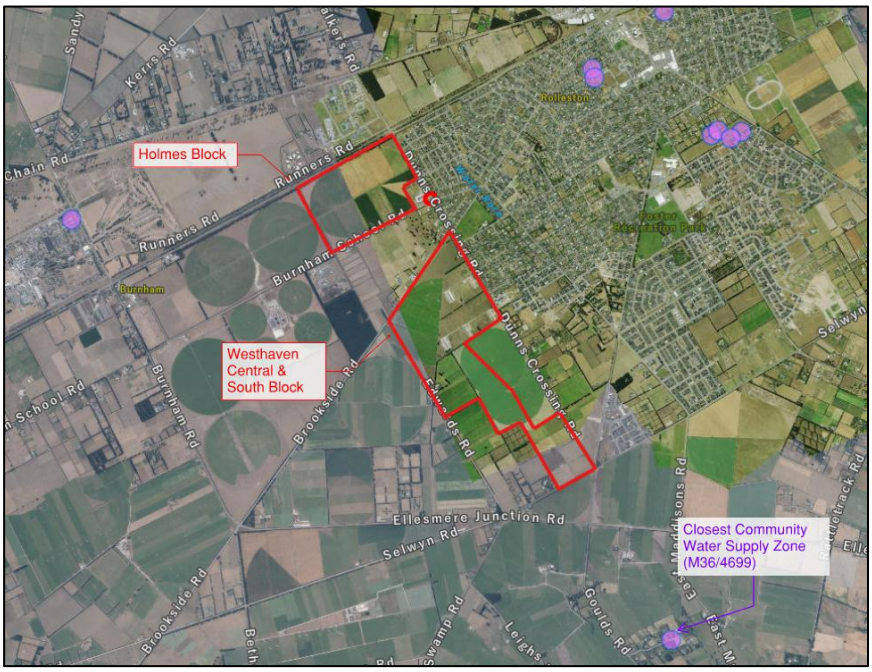

Figure 4. Community Drinking Water Protection Zones Map. Source: Canterbury Map Viewers

121. The site is not within 500m of a Community Water Drinking Supply Point. As shown in **Figure 4** above, the closest active community water supply zone (M36/4699) is 2km south of the site.

The Proposal

Section summary: *The Project comprises approximately 3,978 residential lots and five high-density superlots (together approximately 4,134 dwellings), three commercial centres with a combined maximum GFA of approximately 19,719m², reserves, roads and three-waters infrastructure, delivered in seven stages. Approval is also sought for future residential land use on the basis of the MRZ provisions, and for earthworks, dewatering, stormwater discharges, water race works, removal of a wetland and a wildlife approval. Closure of part of the water race needs separate SDC approval under the Water Race Bylaw and is not sought here.*

Description of the Proposal

122. The proposal comprises a master-planned residential subdivision and development within DEV-RO7 of the POSDP, providing for the westward expansion of Rolleston. The subdivision will create approximately 3,978 residential allotments, five higher-density residential super lots (together providing approximately 4,134 dwellings), three commercial lots, recreational reserves and land required for supporting infrastructure.

123. The proposal includes the transport and three-waters infrastructure necessary to service the development, together with associated earthworks, landscaping, pedestrian and cycle connections, and areas of public open space. The proposal also involves the closure of part of the existing water-race network. Approval for the water-race closure will be sought separately from SDC under the applicable bylaw[6] and does not form part of the approvals sought under this application. If that approval is not obtained, the Applicant acknowledges that consequential amendments to the subdivision design and/or development of the affected part of the site may be required. Recognising that the part of the site affected by the water race closure is located in the later stages (Stages 5 – 7) there is ample time for these amendments to occur, should it be necessary.

124. A scheme plan prepared by Inovo are included at **Appendix 23**, with the overall proposed subdivision shown in **Figure 1** above. Further details of the proposal and its principal components are provided under the headings below.

Allotments

125. As per the scheme plan, the site is proposed to be subdivided into 3,978 residential allotments, with an average lot size of 408m^2. Five superlots are proposed for high density residential development, varying in area from approximately 4,000m^2 to 8,000m^2. It is anticipated that the two high density superlots in the Holmes Block will provide 48 residential units, and the three high density super lots in the Westhaven block will provide 108 residential units. All existing buildings on the site would be demolished as part of the subdivision works.

126. In addition, three superlots (Lots 1951, 2951 and 6951) covering approximately 7.4 hectares are proposed to accommodate the one new hybrid commercial (local) centre and two neighbourhood centres to serve future commercial activities.

[6] Selwyn District Council Water Race Bylaw 2008.

127. Multiple reserve lots are also proposed across the development, and as shown on the scheme plan.

Staging

128. The proposed subdivision would be carried out in the following stages as indicated on the subdivision staging plan in **Appendix 23**. Stage 1 will be developed first, with the remaining stages able to proceed in any order, as the necessary infrastructure and servicing becomes available for each stage. For the avoidance of doubt, "Stage 1" in this section refers to Stage 1 of the Project proposed under this application, not the separately consented Westhaven Stage 1 development, which is already under construction

129. The composition of each stage for the Project is summarised below:

130. **Stage 1 comprising:**

- 574 residential lots
- Two high density lots
- One commercial lot (1.12ha)
- Five lots to vest as reserve
- Nine private accessways
- Three roads

131. **Stage 2 comprising:**

- 504 residential lots
- Two high density lots
- One commercial lot (5.7ha)
- Eight lots to vest as reserve
- Two roads
- Two private accessways

132. Stage 3 comprising:

- 554 residential lots
- Six lots to vest as reserve
- One road
- One balance lot

133. Stage 4 comprising:

- 486 residential lots
- One high density lot
- Two lots to vest as reserve
- Seven roads
- One private accessway

134. Stage 5 comprising:

135. 661 residential lots

- Four lots to vest as reserve
- One road

136. Stage 6 comprising:

137. 727 residential lots

- One commercial lot (0.56ha)
- Three lots to vest as reserve
- Four roads
- Ten private accessways

138. Stage 7 comprising:

- 472 residential lots
- Three lots to vest as reserve
- Three roads
- Six private accessways
- Westhaven Wastewater Pump Station

Easements

139. Service easements are proposed to be created as required. A table of easements is included within the subdivision plans in **Appendix 23.**

Reserves

140. As specified in paragraph 127, multiple reserves are proposed across the subdivision. The various reserves are set out below.

141. **Local Purpose (Access) Reserve to vest in SDC:** Lots 1801, 1802, 1804, 1806, 1807, 2804, 4802, 5802, 5803, 5804, 6801, 6802.

142. **Local Purpose (Utility) Reserve to vest in SDC**: Lots 2806, 2807, 2808, 3802, 3803

143. **Local Purpose (Recreation) Reserve to vest in SDC**: Lots 1803,2801,2802, 2805, 3801, 3805, 3806, 4801, 5801, 6803, 7801, 7802 and 7803 and 7802.

144. **Local Purpose (Landscape) Reserve to vest in SDC**: Lots 1805, 2803, 3804.

Future Land Use

145. The zoning of the site anticipates urban development and the activities that this application seeks to provide for, albeit the application seeks a higher intensity than the operative zoning. Approval is therefore sought to enable future land use within the proposed residential and commercial allotments as follows:

Residential

146. All the provisions of the POSDP would apply to permitted use and development of Lots 1001 – 1574, 2001 – 2504, 3001 – 3009, 3011 – 3555, 4001 – 4486, 5001 – 5661, 6001 – 6727, 7001 - 7472 as if those lots were zoned MRZ.

147. The above is articulated in the volunteered consent conditions within **Appendix 34**. Future landowners would avoid the need to obtain resource consents that would otherwise have been required under the provisions of the GRZ of the POSDP and any other applicable standards of DEV-RO7 when establishing activities that:

- are listed as a permitted activity in the relevant POSDP zone (as set out above), and
- comply with the relevant POSDP built form standards and
- comply with the relevant POSDP district-wide provisions.

Commercial

148. Three commercial centres are proposed as part of the subdivision, being:

- Holmes Commercial
- Brookside Shops
- Edwards Shops

Holmes Commercial

149. The Holmes Commercial Centre is proposed on Lot 2951, at the north-eastern corner of the site, with frontage to SH1 and Dunns Crossing Road. At approximately 5.7 ha, it is the largest commercial centre proposed within the subdivision and forms part of Stage 2.

150. Development of the Centre will be undertaken generally in accordance with the precinct plan shown in **Figure 5** below.



Figure 5. Holmes Commercial Area Plan. Source: DCM Urban, Appendix 23

151. Consent is sought to authorise a maximum gross floor area (**GFA**) of up to 14,940m² within the Centre. The precinct plan currently provides for indicative development comprising:

a) A 5,000m^2 supermarket;

b) Two fast-food outlets (450m^2 and 856m^2);

c) A building containing seven small retail tenancies (each 400m^2);

d) Two buildings (750m^2) providing for mixed tenancies;

e) A petrol station, together with a car wash and service station shop and café (350m^2);

f) Two free-standing pylon signs (18m^2 in area); and,

g) Associated car parking, service areas and internal accessways.

152. Vehicle access to the Centre will be provided via a left in / left out access from SH1, together with secondary access from the new Dunns Crossing Road, as shown on the precinct plan.

153. The proposed consent conditions will require development of the Centre to be generally in accordance with the precinct plan and will authorise the identified activities up to a maximum GFA of 14,940m^2. The conditions will retain flexibility in relation to the detailed internal layout and configuration of activities, while requiring the resulting built form to be undertaken in accordance with a Commercial Design Guide. The Design Guide will provide an overarching framework for the design and development of the Centre, ensuring a cohesive built form and high-quality urban design outcome as development occurs over time.

Brookside Shops

154. The Brookside Shops are proposed on Lot 1951, a super lot of approximately 1.12ha located at the corner of Dunns Crossing Road to the north and Brookside Road to the west. The lot will accommodate a neighbourhood-scale commercial centre, with development generally consistent with the Neighbourhood Centre Zone provisions of the POSDP.

155. Consent is sought to authorise commercial development within the Brookside Shops of up to a maximum GFA of 3,066m^2. The proposed development comprises five buildings accommodating a range of mixed commercial tenancies, in accordance with those activities provided in the Neighbourhood Centre Zone.

156. The proposed consent conditions will authorise commercial activities up to the maximum combined GFA of 3,066m^2, while retaining flexibility in the detailed allocation of tenancies and internal layout. The resulting development will be required to comply with the applicable built form provisions of the Neighbourhood Centre Zone of the POSDP.

Edwards Shops

157. The Edwards Shops are proposed on Lot 6951, a commercial super lot of approximately 5,619m^2.

158. Consent is sought to authorise commercial development within the Edwards Shops of up to a maximum combined GFA of 1,713m², together with associated car parking and servicing areas. The lot will accommodate commercial activities consistent with the Neighbourhood Centre Zone provisions of the POSDP.

159. The proposed consent conditions will authorise commercial activities up to the maximum combined GFA of 1,713m², while retaining flexibility in the detailed layout and configuration of activities. The resulting development will be required to comply with the applicable built form provisions of the Neighbourhood Centre Zone of the POSDP.

Services

160. An infrastructure report prepared by Inovo (**Appendix 13**) sets out the following servicing proposal, and the civil engineering plans are included at **Appendix 23**.

Power, Telecommunications and Streetlighting

161. Orion has confirmed that capacity is available in its network to service up to 5,300 residential dwellings. The required connections will be made available through alterations to the Orion network, including the planned network upgrades associated with the new Burnham School Road zone substation, new cabling, and any alternative feed arrangements required to meet Orion's network security requirements.

162. Telecommunications will be provided to all sites in the form of fibre optic network installed to utility company standards. Tuatahi Fibre have confirmed that a network distribution hub will be provided on Brookside Road and will provide sufficient capacity to service the entire development.

163. Street lighting will be provided to roading and reserves in accordance with SDC standards. A streetlight plan will be provided as part of the detailed design phase.

Wastewater

164. Wastewater servicing will comprise two separate catchments, with the Holmes Block and the southern Westhaven area each serviced by new gravity reticulation draining to dedicated wastewater pump stations (WWPS). The internal gravity networks will generally follow the proposed road corridors and utilise the natural fall of the land. SDC is progressing upgrades to the wider Rolleston wastewater network to address existing capacity constraints and provide for forecast growth. The proposed Edwards Road WWPS forms a key component of these planned upgrades and will provide additional capacity and connectivity within the wider Eastern Selwyn Sewerage Scheme[7]. The final infrastructure report identifies that the development can ultimately be serviced through this planned network, subject to the necessary downstream infrastructure and treatment capacity being available

165. The Holmes WWPS will service the Holmes Block and discharge via a new rising main towards the Pines WWTP. The Westhaven WWPS, located near Selwyn Road, will service the Brookside, Skellerup West and Skellerup South Blocks and is proposed to discharge via a new rising main connecting to the Edwards Road WWPS, providing connectivity with the wider Eastern Selwyn Sewerage Scheme. Final pump station design, rising main alignments and downstream connection arrangements will be confirmed through detailed design and Engineering Approval in consultation with SDC and Selwyn Water Limited (SWL).

166. For completeness, 'Stage 1 Westhaven' (which does not form a part of the substantive application) will retain its separately approved wastewater servicing arrangement.

Water supply

167. The site will be serviced by an extension of the reticulated Rolleston water supply network, with the recently constructed OD630 and OD450 trunk mains within Dunns Crossing Road providing the principal supply to the development. Internal water reticulation will be provided throughout the development, with the proposed network layout, pipe sizing and connection arrangements developed and hydraulically modelled against the wider Rolleston water supply network. The

[7] Edwards Rd WWPS is due to come online April 2027.

modelling confirms that the proposed internal network is hydraulically sound and capable of providing potable water and residential firefighting supply.

168. Supplementary connections to existing local water mains are proposed where appropriate to improve network resilience. While the internal network is capable of servicing the development, existing Rolleston water sources cannot accommodate the full Westhaven demand under peak conditions. Additional source, storage and transfer-pumping capacity will therefore be required as the development progresses. Water demand and available servicing capacity will be confirmed with SWL for each stage, with any source, storage, pumping or trunk-main upgrades required to service that stage coordinated with its delivery and completed before connection. Final pipe sizing, connection points and servicing arrangements will be confirmed through detailed design and the Engineering Approval process in consultation with SDC and SWL.

Stormwater

169. Stormwater from the impervious surfaces (such as roads, reserves and other public impervious areas) and individual lots during the operational stage of the development area would be managed by two different stormwater management approaches due to the varying predicted groundwater conditions across the site. In general, the stormwater strategy for the entire development area is based on disposal to ground. Stormwater runoff would be collected, drained and treated through soakage devices, via kerbs and channels into appropriately spaced sumps or stormwater reserve, prior to discharging into the ground.

170. The overall stormwater system, including public reticulation and soakage infrastructure and lot-level soakage pits, would be sized to accommodate all stormwater events up to and including the 1% AEP critical duration events. This is to ensure that post-development peak discharges do not exceed pre-development discharge rates.

Proposed Stormwater Management and Discharge

171. The Stormwater Management Plan (16521-ENG-RESWMGMT-01 – appended to **Appendix 13**) and the stormwater design drawings (**Appendix 24**) have been prepared by Inovo. The information contained in these documents outlines the proposed stormwater management approach at the operational phase of the development, including attenuation, treatment and discharge.

172. It is anticipated that the drainage infrastructure and soakage systems associated with future roads and public areas will be vested with SDC. The key to the design approach is ensuring that potential flood effects from the development will be sufficiently mitigated. Additionally, the reporting details the water quality anticipated from the treated stormwater runoff.

173. For a majority of the site comprising the Holmes, Brookside, Skellerup and the northern portion of the Skellerup South Block, the infiltration testing and groundwater information indicates the conditions are comparable to the consented development at Westhaven Stage 1, therefore the same general stormwater management approach for Westhaven Stage 1 is adopted. The stormwater system is a combination of public stormwater infrastructure and individual lot stormwater system which comprises the following:

174. Stormwater from public impervious areas will be collected by kerbs, channels / road drainage inlets and sumps. This infrastructure would accommodate the 10% Annual Exceedance Probability (AEP) rainfall events inclusive of the applicable climate change allowance.

175. Stormwater runoff from the individual lots associated with roofs and hardstand areas would be controlled and directed to the ground via on-site soak pits. The driveway and hardstand areas runoff will be captured by strip drains at the driveways. The landscaped area runoff will directly soak into the ground. The on-site soakage capacity will be sized to retain and dispose of runoff from the 10% AEP, 1-hour stormwater event. Further details of the private soakage pits will be confirmed at the building consent stage. Any excessive stormwater runoff from the individual lots for stormwater events more severe than the 1-hour, 10% AEP rainfall events, will be directed to the public stormwater reticulation network and communal soakage systems.

176. Within the southern portion of the Skellerup South Block, public and lot-level soak pits would also be used to dispose stormwater to ground. However, modified roadside soak pits geometry is adopted to maintain a minimum 1m vertical separation between the base of stormwater disposal devices and the highest groundwater level.

177. During more severe event (more than the 1-hour, 10% AEP rainfall events), secondary conveyance will be provided through overland flow paths within road corridors and reserves.

Stormwater Treatment

178. Proposed stormwater treatment includes:

- Within all development areas, including the Holmes, Brookside, Skellerup and Skellerup South Block, stormwater runoff will be treated via lot-level and public soakage pits. The gravel and unsaturated ground beneath the soakage devices provide further informal attenuation before discharging to ground.

- For the Skellerup South Block, where groundwater is shallower, the public soakage pits will be relatively shallow. Runoff from roads and other public areas, along with the overflow from the lot-level soak pits in larger storms, would be collected by sumps fitted with macro-pollutant traps before discharge to ground.

179. The stormwater treatment has been designed with reference to the requirements of:

- Christchurch City Council Waterways, Wetlands and Drainage Guide,

- Selwyn District Council Engineering Code of Practice, and

- New Zealand Building Code.

180. The stormwater treatment is designed to address the expected contaminants given the change in use from rural to urban. These contaminants include suspended sediments, hydrocarbons and oils associated with vehicle use and heavy metals in trace quantities (zinc, copper, lead).

181. Stormwater discharges from the site are subject to the groundwater quality under Schedule 8 Region-wide Water Quality Limits of the LWRP.

182. The Stormwater Management Report (**Appendix 13**) details the receiving environment water quality and the expected outcomes from the stormwater treatment, which confirms that the Schedule 8 groundwater limits will be met.

Roading and Access

183. Roading and access is described in detail within the ITA prepared by Novo Group and attached as **Appendix 14**. In summary, the proposal includes a comprehensive internal roading network comprising Collector, Local Major and Local Roads, with connections to the surrounding network via Dunns Crossing Road, Burnham School Road, Brookside Road, Edwards Road and Selwyn Road. Dedicated access to the Holmes Commercial area is also proposed from SH1. The development includes associated intersection and frontage upgrades, together with pedestrian and cycle connections throughout the site and to the surrounding transport network.

Infrastructure Funding / Delivery

184. Infrastructure required to support the development will be delivered progressively in conjunction with the staging of Westhaven. As set out further within the assessment of effects, the required transport upgrades are linked to specific development triggers and will be delivered through a combination of developer funding and developer agreements, with a number of wider network improvements already programmed through SDC's Long Term Plan (LTP). Given recent legislative change[8], SDC can also collect Development Contributions (DC's) which in turn could be used towards planned wider-network projects. Water supply and wastewater servicing will similarly be coordinated with development staging and the availability of network capacity, with the necessary infrastructure upgrades and associated funding and delivery arrangements to be progressed in conjunction with SDC and SWL.

Earthworks

185. Bulk earthworks are proposed across the development to establish suitable residential allotments, road and infrastructure corridors and drainage paths. The earthworks will include levelling and regrading of the site, engineered filling of existing overland flow channels and secondary flow paths, formation of new secondary overland flow paths, earthworks associated with the proposed road network and stormwater corridors, and formation of residential allotments to provide drainage towards road frontages.

186. The indicative bulk earthworks volumes are:

- **Holmes Block:** approximately 104,000 m³ of cut and 206,000 m³ of fill; and
- **Westhaven Block:** approximately 438,334 m³ of cut and 184,644 m³ of fill.

187. The site is generally flat to gently undulating, with an overall fall broadly to the south and south-east. Maximum cut and fill depths are approximately 1.0m and 1.4m respectively within the Holmes Block, and 1.5m and 1.2m respectively across the Westhaven Block**.** The earthworks design seeks to minimise cut and fill while establishing practical building platforms, road corridors, drainage paths and infrastructure corridors.

[8] Section 198B and Section 102A of the Local Government Act 2002 (LGA).

188. The earthworks and finished lot levels have been developed in conjunction with the flood modelling and stormwater design to ensure future building platforms are located above the 0.5% AEP flood level, while maintaining appropriate secondary overland flow paths through the development.

189. Earthworks will generally be undertaken on a cut-to-fill basis, with suitable site-won material reused as engineered fill where practicable. Fill exceeding 300mm in depth will be constructed in accordance with NZS4431:2022, with the suitability of site-won material confirmed through geotechnical assessment and construction-phase testing. Where insufficient suitable material is available, imported fill may be required, with imported granular material also used for road pavement construction where necessary.

190. The key aspects of the erosion sediment and control plan (**ESCP**) and dust management is set out in the Site Management Plan (**SMP** – attached as **Appendix 25**). All erosion and sediment control measures would be designed and installed in accordance with the ECan Erosion and Sediment Control Toolbox for Canterbury. It is noted that the SMP is a live document, and as such it will be further updated and finalised as detailed engineering progresses, with a copy of this finalised prior to commencement of works.

191. Further details of the proposed earthworks design are provided within the Infrastructure Report at **Appendix 13** and on the Civil Engineering Plans within **Appendix 24**.

Construction Activities

Construction Phase Stormwater Discharge

192. Earthworks and civil works are proposed to be carried out in accordance with the SMP (**Appendix 25**) that have been prepared for the site to ensure compliance with the relevant provisions and minimise any potential adverse effects on the receiving environment.

193. The proposal is for construction phase stormwater from exposed soils, temporary hardstand areas and site works to be collected and directed to soakpits for disposal to ground, with the discharge locations to be confirmed through the consent conditions (**Appendix 35**).

194. The construction works will be staged, and each stage follows the same methodology, with the design to be approved by the Regional Council prior to commencing construction of each stage.

Preliminary ESCP Measures

195. All earthworks will be carried out in accordance with the SMP to ensure compliance with the relevant provisions and minimise potential adverse effects on the receiving environment, relating to the control of clean run-on water, treatment of sediment laden run-off water, protection from surface erosion and prevention of dust generation.

196. The key aspects of the ESCP set out in the SMP include:

- All erosion and sediment control measures will be designed and installed in accordance with the ECAN Erosion and Sediment Control (ESC) toolbox.

- The maximum work area to be opened up at any one time would be limited to 10 hectares.

- The site entrances/exits will be stabilised to prevent sediment being uplifted and transported by vehicle movements. A shaker ramp may be installed due to the proposed number of vehicle movements associated with the development.

- Clean water channels and bunds are used to divert upstream flow away from the earthworks areas.

- Dirty water earth bunds and diversion channels are used to direct sediment laden stormwater to soakage pits.

- Silt fences, silt retention ponds and earth bunds will be used for small catchments, to prevent sediment laden stormwater leaving the site and to control run-on water.

- Sediment laden water will be treated using silt socks prior to discharge to prevent sediment laden stormwater leaving the site or entering the existing stormwater network.

- Earthworks will be stabilised with the use of mulching/topsoiling and grass seeding to prevent erosion.

- Stabilisation of earthworks also include cut to fill methods and staged construction approaches.

- The following dust control and management measures are proposed to minimise adverse effects on neighbouring sites and the wider environment:

    - All site workers shall be advised of the need to minimise dust by the responsible operation of machinery.

    - Dust control will be via water carts or temporary irrigation systems, sprinklers, or other dust suppression methods, to reduce dust created by vehicle movements and other dust-generating activities.

    - Construction water shall be sourced from an approved temporary Bulk Water Extraction connection, existing irrigation bores where available and authorised, onsite storage, or other approved sources.

    - Vehicle loading and unloading operations shall occur during times of low wind velocity wherever possible. If the operation needs to occur during high wind speeds, the material is to be wetted to prevent the discharge of dust beyond the site boundary.

    - Dust generating activities are to be suspended when dust control measures become ineffective due to increased wind speed.

    - Water carts will be kept onsite for use as required.

- The contractor will be responsible for the erosion and sediment control inspection and monitoring measures and make amendments to adapt to changes in weather conditions.

- Stockpile locations are shown on the ESCP plan. Stockpiles of soil shall not exceed a maximum height of 10 metres. The use of irrigation or application of mulch or stabilising polymer dust suppressants is proposed to control dust generation from stockpiles.

- Incident response procedures and inspection and monitoring programme are set out in the SMP.

- Vehicle refuelling would be undertaken in designated areas and would not be located within 20 metres of the water race.

197. Flocculants are not expected to be required, however where necessary it will be used in accordance with the SMP.

198. Works around Water race: The water race will be closed at the fork upstream of the works and the Holmes Block reach (approximately 475 m) realigned, with works in the race undertaken in the dry before flows are diverted into the new channel. Appropriate erosion and sediment controls would be in place to protect the water race from sediment-laden runoff, construction debris, concrete washwater, fuel, oils, or other contaminants.

199. Prior to works commencing at each stage of the development, the draft ESCP will be updated and finalised and provided to Regional Council for acceptance. Generally, the ESCP principles identified above would be adopted for each stage, however stage/area specific information would be included in the ESCP to reflect any nuanced requirements associated with any sensitive areas of works.

Dewatering

200. Dewatering is proposed during construction due to the potential to encounter groundwater during excavations. A dewatering assessment has been prepared by PDP (**Appendix 26**) which details the anticipated dewatering across the site. In summary, dewatering may potentially occur at the following locations:

- Westhaven Wastewater Pump Station within the Skellerup South Block, with drawdown to approximately 6.5m bgl.

- Wastewater trenching within the Skellerup South Block, with drawdown to approximately 4.5m bgl.

- Western end of the Brookside Block where groundwater levels are shallowest, at approximately 4.5m bgl.

201. Dewatering flows would be limited to up to 38L/s. PDP expects this to be a conservative upper estimate based on assuming groundwater levels will be at the highest expected (theoretical) levels during the works.

202. No more than 100m of trench dewatering is proposed at a time.

203. Dewatering would be discharged back to land.

Dust Suppression

204. Water carts would be used to dampen earthworked areas to reduce dust creation by vehicle movements. As outlined in the SMP (**Appendix 25**), dust management needs to be pre-emptively implemented rather than reactive.

205. The existing wells may be used for dust management for the construction stage. This will meet the permitted activity standards of Rule 5.114 of the LWRP, with abstraction rates limited to ensure permitted thresholds are not exceeded.

206. Existing wells will progressively be decommissioned as part of the subdivision works. The associated consents will be surrendered when works are completed.

Use of Flocculants

207. Flocculation is unlikely to be required given the free-draining gravels and discharge of construction-phase stormwater to land. If flocculation is required to assist sediment settlement during prolonged or high-intensity rainfall, only an organic, non-hazardous flocculant will be used, so that the discharge does not contain any hazardous substance (Rule 5.94A, condition 5). The treated water will be discharged to land as part of the construction-phase stormwater discharge authorised under consent CRCXXXXX-B.

Removal of Wetlands

208. One small wetland (160m^2) is present at the site. The proposal includes the removal of this wetland. Wetland removal is identified in Figure 8 in the Assessment of Ecological Effects on Wetland Values (**Appendix 18**).

209. The wetland is identified as being of low ecological value, reflecting its highly modified state and lack of hydrological connections with nearby wetland areas.

210. No offsetting or compensation measures are proposed as a result of loss of the wetland. However, riparian planting and habitat enhancement are proposed at other locations of the subdivision.

Water Race Modification

211. The proposal includes water race works identified in Figures 2 and 3 of the aquatic ecology assessment prepared by Stantec in **Appendix 17** and the Waterway Overview Plan (16521-00-EN-1550, **Appendix 24**). This can be summarised as follows:

- Closure and infilling of approximately 2.8km of a branch of the downstream reach of the water race in Brookside, Skellerup and Skellerup South blocks (Figure 2, **Appendix 17**). The branch channel that flows through the neighbouring property adjacent to the western boundary of the Brookside Block will be retained. Residual flows will be redirected and conveyed down the retained water race channel.

- Realignment and ecological enhancement of approximately 475m of the upper reach of the water race within Holmes Block (Figure 3, **Appendix 17**). The works will be

undertaken in accordance with a Waterway Enhancement Plan, required through a consent condition, which provides for native planting, instream design features and riparian buffers.

- Installation of an approximately 7m culvert (prior to diversion) for the realigned water race to enable passage of the waterway channel.

- Temporary diversion or pump and bypass during works, and associated fish salvage and screening with mesh size of 3mm.

212. The water race works will be undertaken sequentially to maintain downstream flows during construction. The realignment within Holmes Block will be constructed and stabilised before flows are diverted from the existing channel, with temporary diversion used where required during works. Following completion of the realignment, flows will be diverted to the realigned channel, with residual flows redirected through the retained water race.

Natural and Other Hazards

213. The site is located within Plains Flood Management Area Overlay (PFMA) of the POSDP.

214. A flood assessment has been undertaken by PDP, included within **Appendix 28**. Flood modelling was undertaken to inform the assessment, using the SDC district-wide flood model to compare pre- and post-development conditions, focusing on the 0.5% annual exceedance probability (**AEP**) event, with the 1%, 2% and 10% AEP events used to assess performance across a range of flood magnitudes.

215. The flood assessment has informed the earthworks, finished ground levels and stormwater design for the development, with the proposed design incorporating measures to manage flood hazard and maintain appropriate overland flow paths.

216. The site is not otherwise identified as being subject to any other hazards.

Ecology

Terrestrial ecology

217. A terrestrial ecological assessment has been prepared by PDP and is included at **Appendix 19**. The assessment considers indigenous vegetation and terrestrial ecological values, with particular focus on potential lizard habitat and the effects of vegetation clearance and earthworks associated with the development. The site is predominantly modified agricultural land comprising exotic pasture and cropping, although areas of rank grass, gorse, woody debris and other features provide potential habitat for indigenous lizards. PDP considers the site to provide moderate-quality lizard habitat, particularly for southern grass skink

218. A baseline lizard survey is being undertaken by PDP over the 2026/27 South Island survey season. Survey equipment was established on 5 October 2026, with survey results to be reported following completion of the baseline survey. The survey will confirm the presence, species and distribution of lizards within the site and inform the detailed management measures to be incorporated into a Lizard Management Plan (**LMP**).

219. Given the presence of suitable habitat and nearby records of indigenous lizards, the application also seeks a wildlife approval under Schedule 7 of the FTAA to authorise the capture, handling and relocation of protected lizards, together with incidental harm or mortality where unavoidable despite appropriate management measures. Subject to the baseline survey results, management is expected to include measures such as lizard salvage and relocation, deterrence and habitat enhancement. An approximately 2,000m² lizard habitat area is proposed within Pines Reserve, incorporating indigenous planting and habitat features, with capacity for the habitat area to be expanded if warranted by the survey results.

Aquatic ecology

220. Aquatic ecology has been assessed by Stantec, with their assessment included at **Appendix 17**. The aquatic habitat within the site comprises part of the Paparua Water Race Scheme (PWRS). The proposal includes the closure and infilling of approximately 2.8 km of the terminal water race, with flows redirected through the retained PWRS, and the realignment and ecological enhancement of approximately 475m of the upper reach within the Holmes Block. Approximately 7m of the realigned water race will also be culverted beneath the proposed landscape bund adjacent to SH1.

221. Ecological management measures include fish salvage and relocation prior to works affecting the water race, where required, together with enhancement of the retained and realigned Holmes Block reach through increased meandering, riparian planting and instream habitat improvements. A Waterway Enhancement Plan, together with associated construction controls, is proposed to guide the implementation of these works.

Statutory Context

Section summary: *The application is assessed under the FTAA. The RMA, planning instruments and other legislation are taken into account but are not determinative, and greatest weight is given to the purpose of the Act. Overall, the proposal requires consent as a non-complying activity; no prohibited activities are involved. A wildlife approval is sought for lizards. The proposed culvert is not considered to need a separate freshwater fisheries approval, but conditions are offered under clause 19 of Schedule 5 for completeness.*

Fast-track Approvals Act 2024

222. This application is made under the Fast-track Approvals Act 2024 (the FTAA or the Act).

Government Policy Statements

223. If the Minister issues a Government Policy Statement that is relevant to the project under section 10A of the Act, the panel must take it into account pursuant to section 81(2)(aab). Currently there are no such policy statements that apply to the project.

Resource Management Act 1991

224. This application is for approvals sought under section 42(4)(a) – resource consents that would have otherwise been applied for under the RMA. The assessment of effects on the environment relevant to the various resource consents sought is prepared in accordance with the information requirements of the Act, specifically clauses 5 - 8 of Schedule 5.

225. The Act establishes a statutory framework that differs materially from conventional decision-making under the RMA. It establishes a distinct approach to the application of assessment criteria, the treatment of policy inconsistency, and consideration of activities that would otherwise be prohibited under the RMA.

226. Under the RMA, an application may be declined where adverse effects are unacceptable or where the proposal is contrary to objectives and policies of relevant planning instruments. Those conventional assessment criteria (i.e. sections 104 and 104D) pathways do not apply in the same way under the Act.

227. Clause 17 of Schedule 5 sets out the criteria for considering a consent application. The assessment must "take into account" the purpose of the Act and relevant provisions of the RMA and relevant provision of any other legislation that directs decision making under the RMA. In undertaking this assessment, the panel must give greatest weight to the purpose of the Act which is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

228. Other than in the circumstances specified in section 85(1) (none of which apply), section 85(3) of the Act provides that a substantive application may only be declined where the panel is satisfied that the project would result in adverse impacts that are sufficiently significant to be out of proportion to the regional or national benefits of the project. The Act therefore anticipates that Fast-track projects may involve adverse effects, policy inconsistency, or activities that would not ordinarily be approved under the RMA and requires the panel to undertake a proportionality assessment rather than apply standard RMA thresholds.

Treatment of Policy Inconsistency

229. The Act requires the panel to "take into account" relevant planning instruments, including national policy statements, regional policy statements, regional plans, and district plans. However, the Act expressly provides that provisions which would ordinarily require refusal under the RMA must not be treated as determinative (clause 17(4) of Schedule 5).

230. Accordingly, inconsistency with objectives and policies – particularly those that are directive in nature – does not of itself require refusal. Instead, policy inconsistency may be treated as a relevant adverse impact to be weighed as part of the overall proportionality assessment under section 85(3), alongside the project's benefits and other adverse effects.

231. This application acknowledges areas of tension with the existing planning framework, particularly in relation to residential subdivision and development within the OCO, the scale, density and urban form of development relative to that anticipated by DEV-RO7, and the nature and scale of commercial development proposed. The proposal also raises relevant considerations regarding the sequencing and provision of infrastructure to support urban development. These matters, including the extent to which they give rise to adverse effects or other impacts, are addressed in the assessment of effects and considered further in the section 85(3) assessment.

Prohibited Activities

232. The Act also modifies the treatment of activities that would otherwise be prohibited under the RMA, including an activity described as a prohibited activity in a national environmental standard[9]. Section 42(5) of the Act expressly authorises substantive applications to seek approvals for activities that would otherwise be a prohibited activity under the RMA. Clause 17(3) of Schedule 5 further provides that whether any provision of the RMA (including s87A(6) would ordinarily require a decision maker to decline an application for resource consent, "the panel must take into account that the provision referred to in subclause (3) would normally require an application to be declined but must not treat the provision as requiring the panel to decline the application the panel is considering".

233. Accordingly, where an approval for a prohibited activity is sought, the panel must assess the nature, scale, and significance of the adverse impacts associated with those activities, the extent to which those impacts are avoided, remedied, mitigated, or offset, and whether any residual adverse impacts are out of proportion to the project's regional or national benefits.

234. The proposal does not include any prohibited activities.

National Environmental Standards

235. A compliance assessment against the relevant national planning instruments is contained in **Appendix 30**. This assessment confirms that resource consent is required under the NES-Soil and NES-F.

[9] RMA, section 87A(6).

NES Soil

236. Evidence has been found of ground contamination and/or activities described on the Hazardous Activities and Industries List (**HAIL**) occurring or having occurred on the site. Therefore, the NES Soil regulations apply to the application.

237. The Detailed Site Investigation (DSI) prepared by EHS Support New Zealand Ltd (**Appendix 12**) confirms that parts of the site have been subject to activities included on the HAIL. The identified activities comprise HAIL A10, persistent pesticide use associated with the poultry sheds, HAIL A17 the storage of fuel in above-ground tanks; HAIL E1, relating to asbestos containing materials observed around buildings and within waste pits; HAIL G3, comprising waste pits at 243 Dunns Crossing Road and an offal pit at 152 Edwards Road; and HAIL I relating to potential contamination from lead-based paint on pre-1950s buildings and a burn pile. The DSI also investigated oil-stained ground and metal shavings around the garage and workshop at 152 Edwards Road. No HAIL activities were identified within the Brookside Block.

238. The investigation comprised grid-based and targeted sampling from 83 locations across the Holmes Block, 243 Dunns Crossing Road and 152 Edwards Road. Samples were analysed, as applicable, for heavy metals, organochlorine pesticides, polycyclic aromatic hydrocarbons, total petroleum hydrocarbons and asbestos. The analytical results were assessed against the applicable Soil Contaminant Standards (SCS) for residential land use, using the residential scenario providing for 10 per cent home-grown produce consumption, together with other relevant human-health and environmental guideline values where specific SCS were unavailable.

239. At 243 Dunns Crossing Road, arsenic exceeding the applicable residential SCS was identified in a sample from the TP5 waste pit, while diesel-range petroleum hydrocarbons slightly exceeding the applicable human-health guideline were detected beside the diesel storage tank. Asbestos was confirmed in six sampled cement-board fragments, and asbestos fines in sample ASB1 exceeded the residential acceptance criterion. Elevated concentrations of arsenic, cadmium, lead and zinc were also identified at several locations, although organochlorine pesticides were not detected and polycyclic aromatic hydrocarbons were either below laboratory detection limits or below background concentrations.

240. At 152 Edwards Road, arsenic and cadmium exceeded the residential SCS in samples associated with the offal pit and burn pile, with elevated chromium, copper, lead and zinc also recorded at those locations. Cadmium exceeding the residential standard was additionally detected beside the garage, where elevated concentrations of other metals and petroleum hydrocarbons were also present. Within the Holmes Block, the results were generally consistent with background concentrations, except for an isolated sample containing elevated lead and zinc, with the lead concentration slightly exceeding the residential SCS. No organochlorine pesticides were detected in the Holmes Block composite samples. Overall, exceedances were localised around waste and offal pits, the burn pile, buildings, the diesel tank, and the garage or workshop area.

241. On the basis that HAIL activities have occurred and contaminant concentrations exceeding the applicable residential SCS have been identified, the DSI concludes that resource consent is required under the NES as a restricted discretionary activity per Regulation 10 of the NES.

242. The DSI recommends that a Remedial Action Plan (RAP) be prepared prior to commencement of earthworks, and that a Site Validation Report (SVR) be completed following remediation. Relevant conditions are included to reflect these recommendations, refer to **Appendix 34 and 35**.

NES Freshwater

243. The site has a wetland area identified on site (refer to **Appendix 18** for further detail). The NES-Freshwater sets out requirements for carrying out activities that pose risks to freshwater and their ecosystems. The Project requires restricted discretionary consent under regulations 45C(1) and (2) for vegetation removal and earthworks within 10m of a natural inland wetland for the purpose of urban development. Consent is also required under regulation 45C(3) for earthworks (outside of a wetland, but within 100m) resulting in the complete or partial drainage of the wetland. The associated taking and diversion of water within the wetland requires consent under regulation 45C (4).

244. Regulations 45C(6) and (7) set out the requirements that must be satisfied before consent can be granted for those activities.

245. The activity occurs on land identified for urban development, being zoned GRZ in the POSDP, and is not located on land zoned General Rural, Rural Production or Rural Lifestyle.

246. As addressed in this report, the Project is for urban development, and will contribute to a well-functioning urban environment, and will provide significant regional and district benefits. It is demonstrated that there is no practicable alternative location for the activities within the development area that would have lesser adverse effects on a natural inland wetland. The effects management hierarchy is addressed in paragraph 369 onwards below. Therefore, the Project meets requirements / matters of discretion under regulation 45C(11).

Canterbury Land and Water Regional Plan

247. In terms of the Canterbury Land and Water Regional Plan (LWRP), the information below is relevant to the application site.

248. The site is located in the area covered by the Selwyn Te Waihora sub-region chapter (Chapter 11 of the LWRP)

- Catchment Name: Selwyn/ Waimakariri Plains
- Aquifer System: Semi-confined or unconfined aquifers
- Selwyn Te Waihora Sub-region / Selwyn-Waimakariri Combined Allocation Zone

249. A full compliance check of the proposal against the LWRP and Plan Change 8 to the LWRP including identification of permitted activities is contained in **Appendix 32.**

250. The table below includes a summary of the rules in the LWRP which the proposal requires consent under and the corresponding activity status. For completeness, consents are sought under s9, s14 and s15 of the RMA as set out in **Table 3** below.

Table 3. Reasons for consent under the LWRP

LWRP Rules	Activity Description	Activity Status
Rule 5.93	Reticulated Stormwater Systems - Discharge of stormwater from a reticulated stormwater systems (operational stormwater discharge)	**Restricted Discretionary**
Rule 5.94B	Construction-phase stormwater discharge not from a reticulated system where one or more conditions of Rule 5.94A are not met	**Restricted Discretionary**
Rule 5.120	Site dewatering (construction) involving groundwater where one or more conditions of Rule 5.119 are not met	**Restricted Discretionary**
Rule 5.127	Non-consumptive take of water from an artificial watercourse and discharge of the same water to the same artificial watercourse that does not meet one or more of the conditions in Rule 5.126	**Non-Complying**
Rule 5.162	Removal of wetland area for residential development, which is not provided for in Rule 5.161	**Non-Complying**
Rule 5.176	Earthworks over an unconfined aquifer where one or more conditions of Rule 5.175 are not met. Earthworks exceed volume, will be within 1m of the highest groundwater (within Skellerup South Block) and occurs within 50m of a surface water body.	**Restricted Discretionary**

251. The proposal has a **non-complying** activity status under the LWRP.

252. A 15-year consent duration is sought for the following activities:

- Construction earthworks and wetland removal (s9 Land Use Consent)
- Construction stormwater discharge not from a reticulated stormwater system (section 15 Discharge Permit)
- Construction dewatering take for the construction of infrastructure (section 14 Water Permit)
- Construction dewatering discharge onto or into land (section 15 Discharge Permit)
- Wetland drainage and water race works, including the non-consumptive take and discharge of water within the Paparua Water Race during the works (section 14 Water Permit)

253. A 35-year consent duration is sought for the following activities:

- Operational stormwater discharge from the stormwater system (section 15 Discharge Permit)

Canterbury Air Regional Plan

254. The relevant rules in the Air Plan are Rules 7.32 to 7.36 which relate to dust generating activities. As a SMP (refer **Appendix 25**) is provided as part of the application, and this includes an ESCP and dust management measures, the activity is a **permitted activity** under the CARP

Partially Operative Selwyn District Plan (Appeals Version)

255. The site is zoned GRZ in the POSDP and is subject to the following notations and overlays:

- Designation - NZTA-1 State Highway 1
- Development Area: DEV-RO7
- Pines Odour Control Overlay (OC)
- Plains Flood Management Overlay
- Liquefaction Damage Unlikely Overlay
- Noise Control Overlay - State Highway Noise
- Noise Control Overlay - Railway Network Noise

256. An assessment of the proposal's compliance with the applicable rules in the POSDP is set out in **Appendix 31.** That assessment identifies a number of matters for which resource consent is required. For completeness, the table below confirms the rules requiring discretionary or non-complying activity status consent, recognising these are key to the overall assessment.

POSDP	Activity Description	Activity Status
EI-R4B	**Earthworks near significant electricity distribution lines.** Compliance with EI-R4B.1.b is not achieved due to earthworks within 10m of the 'Other Significant Electricity Distribution Line' on Dunns Crossing Road for site/road upgrade works.	**Non-complying**
EI-R36	**Any activity within the Odour Control Overlay** Subdivision to create 768 residential allotments within the OCO is proposed.	**Non-complying**
SUB-R1	**Subdivision in GRZ that does not comply with:** The subdivision does not comply with several SUB-REQ, including: SUB-REQ1.1 – Site Area SUB-REQ1.2 – Building Square SUB-REQ3 – Outline Development Plan SUB-REQ.13 – Condition Precedent	**Non-complying**

SUB-R26	**Rail Network Noise Control Overlay** 4. Subdivision is proposed within the Rail Network Noise Control Overlay.	**Discretionary**
SUB-R26	**State Highway Noise** 5. Subdivision is proposed within the State Highway Noise Control Overlay.	**Discretionary**
SUB-R27	**Subdivision and Odour** Subdivision to create 768 residential allotments within the OCO is proposed.	**Non-complying**
TRAN-R1	**Works and Activities in a Land Transport Corridor** The proposal will not comply with TRAN-REQ19.	**Discretionary**
TRAN-R2	**Creation of a New Land Transport Corridor** The proposal does not comply with TRAN-REQ20	**Discretionary**
GRZ-R2	**Residential unit or other principal building** More than one residential unit per site may be created (per the five high density super lots); and the development will not comply with the relevant Rule Requirements given the proposed adoption of MRZ.	**Non-complying**
GRZ-R15	**Commercial Activity** The activity within the commercial areas will include commercial activity that is not otherwise provided for.	**Non-complying**

Activity Status

257. Overall, the proposal would require consent as a **non-complying activity** under the relevant planning instruments.

Wildlife Act 1953

258. Approval is sought under section 42(4)(h) of the FTAA for a wildlife approval, as defined in clause 1 of Schedule 7 of that Act. A wildlife approval provides lawful authority for an act or omission that would otherwise constitute an offence under the relevant provisions of the Wildlife Act 1953.

259. The terrestrial ecological assessment prepared by PDP (**Appendix 19**) identifies suitable lizard habitat within the site and a high likelihood that indigenous lizards are present, although their presence, distribution and density have not yet been confirmed. Potential habitat includes areas of rank grass, gorse, woody debris and other refugia that will be affected by vegetation clearance, earthworks and other construction activities associated with the development. These activities have the potential to remove lizard habitat and cause incidental injury or mortality to protected indigenous lizards.

260. Accordingly, wildlife approval is sought to authorise the capture, handling and release of protected lizards prior to and during vegetation clearance, where required for wildlife salvage

and relocation, together with the incidental harm or mortality of protected lizards where this is not directly intended but is unavoidable and foreseeable, subject to the proposed management measures and conditions of approval.

261. Baseline surveys are currently being undertaken across the site, with survey equipment established on site on 5 October 2026. The survey results will confirm the species present and inform the preparation of a LMP, which will set out the detailed management measures applicable to works affecting lizards. In the interim, the wildlife approval also seeks authorisation to temporarily hold and relocate lizards, including where lizards are encountered during construction.

Fisheries Act 1996

262. Clause 9 of schedule 5 of the FTAA requires specified information to be provided where an application includes any "standard freshwater fisheries activities" (as defined in section 4 of the FTAA). In the present case, the proposal includes an approximately 7 m culvert within the realigned reach of the Paparua water race in the Holmes Block, where the race passes through the landscaped bund adjacent to State Highway 1. Although the water race is an artificial watercourse, it supports indigenous fish, including upland bully and torrentfish (both At Risk – Naturally Uncommon).

263. The relevant fish passage provisions of the Freshwater Fisheries Regulations 1983 apply to structures in natural rivers, streams and waters. As the water race is an artificial watercourse, the culvert is not considered to be a freshwater fisheries activity to which the Regulations would apply. However, for completeness, the application has addressed the culvert or the associated fish salvage and relocation on the basis that, to the extent that they are considered to comprise freshwater fisheries activities for the purpose of the FTAA, they would be "standard freshwater fisheries activities". The culvert will maintain fish passage equivalent to the existing race and will not permanently block it, and the in-stream works will be of short duration. No "complex freshwater fisheries activities" are proposed, so no separate approval is sought under section 42(4)(j).

264. The information required by clause 9 for a standard freshwater fisheries activity is set out in the table below, and the proposed regional consent conditions (Appendix 35, Consent C) commit the culvert to minimum design standards consistent with regulation 70 of the NES Freshwater and the New Zealand Fish Passage Guidelines (2024).

Clause 9 (Sched. 5)	Information required	Application reference (document name, section, page)
9(a)(i)	Type of structure	Approximately 7 m culvert, open-bottomed or with an embedded invert (likely a box or arch culvert). Stantec Aquatic Ecology Assessment (Appendix 17), Section 4.1. Proposed Regional Conditions (Appendix 36), Consent C culvert design condition
9(a)(ii)	Dimensions	About 7 m long (Appendix 17, Section 4.1). Width at bed level at least 1.3 times the race bed width (race wetted width 1.5–2 m, Appendix 17, Section 3.2), so about 2.0–2.6 m. Appendix 35, Consent C culvert design condition
9(a)(iii)	Design	Laid parallel to the bed slope. Open-bottomed or invert at least 25% below bed level. Bed substrate along its full length. Velocity no greater than the adjoining reaches. Design

		reviewed by a freshwater ecologist before installation. Appendix 17, Section 4.4. Appendix 35, Consent C culvert design and review conditions
9(a)(iv)	Placement	Realigned race reach where it passes through the State Highway 1 bund, northern Holmes Block. Appendix 17, Section 4.1 and Figure 3. DCM Urban landscape concept plan (Appendix 22)
9(a)(v)	Water flows	The water race is an artificial stockwater channel. Its flow is supplied and controlled by Selwyn District Council from the Waimakariri River intake, rather than by catchment runoff. The culvert and realigned channel will have a flow capacity at least equal to the existing race, and velocity through the culvert will be no greater than in the adjoining reaches. Appendix 17, Sections 2.2 and 4.2; Appendix 35, Consent C.
9(a)(vi)	Operating regime	Passive structure with no gates or moving parts. Race flows are controlled by SDC as race operator. Flow is kept downstream during works by pump and bypass with 3 mm screens. Appendix 17, Section 4.4. Appendix 35, Consent C works conditions
9(b)	Freshwater species and values, focusing on threatened, data deficient and at-risk species	eDNA found shortfin eel, upland bully and torrentfish (the latter two At Risk – Naturally Uncommon). NZFFD records within 10 km include longfin eel, inanga, bluegill bully and kākahi. Moderate ecological value. Appendix 17, Sections 2.3, 3.2 and 4.3, Tables 1 and 2
9(c)	Water quality and quantity of surrounding habitat, upstream and downstream	Upstream and downstream habitat is a managed race with a soft bed over gravel, common macrophytes and a 1.5–2 m wetted width; the lower reaches are shallower and wider. Flow and water quality are governed by the SDC-managed supply and will not be changed by the passive culvert. During works, flow is maintained downstream by pump and bypass, sediment is controlled under the erosion and sediment control plan, and a suspended solids limit applies when the channel is re-watered. Appendix 17, Section 3.2; Appendix 26, Sections 6.9–6.11; Appendix 35, Consent C.
9(d)	How fish passage will be provided for or impeded	Fish passage the same as without the culvert, consistent with NES Freshwater regulation 70 and the NZ Fish Passage Guidelines (2024). Fish salvage before works. 3 mm intake screens. Ecologist review before installation and as-built verification. Appendix 17, Section 4.4. Appendix 35, Consent C culvert, salvage and works conditions

265. Under clause 19 of Schedule 5, the Panel may include conditions on a resource consent to deal with a standard freshwater fisheries activity that would otherwise need approval under regulations 42, 43 or 65(2) of the Freshwater Fisheries Regulations 1983, or section 26ZM(2)(a) or (3)(b) of the Conservation Act 1987. Any conditions imposed under clause 19 must be those the Panel considers necessary to manage effects on freshwater fish species, taking into account best practice standards and the New Zealand Fish Passage Guidelines. Where relevant conditions are imposed under clause 19 and complied with, the corresponding statutory provisions do not separately apply to the consent holder.

266. The proposed Consent C conditions address the relevant freshwater fisheries effects, including minimum culvert design standards, freshwater ecologist review before installation, as-built verification, fish salvage and relocation, and 3 mm pump screens, consistent with the recommendations in the Stantec assessment (Appendix 17, Section 4.4).

267. Overall, the proposed culvert will maintain fish passage equivalent to the existing race, fish affected by the works will be salvaged and relocated, and flow will be maintained downstream throughout the works. On that basis, effects on freshwater fish from the culvert and associated works will be **less than minor**. No approval is required under the Freshwater Fisheries

Regulations 1983. If the Panel considers otherwise, the Consent C conditions described above are offered for imposition under clause 19.

The Planning Act 2026

268. The Application is being lodged shortly after amendments to the RMA and FTAA made by the Planning Act 2026 (**Planning Act**) came into force. Those amendments are relevant to the Application because they change the effects that may be considered in determining the district land-use approvals sought, including in relation to retail distribution, demand for the Project, and views from private property. Some of the technical assessments supporting the Application were prepared before those amendments came into force and therefore address matters that are now required to be disregarded.

269. The corresponding corresponding amendments to the RMA inserted section 104(1A),[10] which requires the decision-maker, when considering an application for a district land-use consent, to disregard the effects specified in that subsection. Of relevance to this Application, those effects include:

(a) effects on retail distribution; and

(b) views from private property.

270. As some of the technical assessments supporting the Application were substantially prepared before the amendments came into force, they contain information relating to effects that must now be disregarded. In particular:

(a) the Landscape and Visual Impact Assessment (**LIVIA**) (**Appendix 20**) contains information about views from private property;[11] and

(b) the Economic Assessment (**Appendix 2**) contains information about retail distribution effects and other matters potentially affected by the amendments.

271. The inclusion of that information does not affect the assessment of the Application, and Clauses 7(3) of Schedule 4 to the RMA and 5(4A) and 12(1)(b) of Schedule 5 to the FTAA provide that the relevant assessments **need not** address the excluded effects. Those provisions do not preclude an applicant from providing information beyond what is required, including information relating to those effects. While those provisions do not prevent the supporting assessments from containing additional information, any information concerning effects that are required to be disregarded does not form part of the assessment of effects relied upon for determination of the relevant approvals.

[10] Planning Act 2026, sch12, pt 2.
[11] For completeness, it is noted that LIVIA concludes that the landscape and visual effects that remain relevant are the same as, or less than, the effects identified when views from private property are included

RMA Approvals Assessment Considerations

Application Requirements

272. Clause 5(4) in Schedule 5 of the Act specifies that:

> *(4) A consent application must include an assessment of the activity's effects on the environment that –*
>
> *(i) includes the information required by clause 6; and*
>
> *(ii) covers the matters specified in clause 7.*

273. Clause 6 specifies information requirements for an application and AEE, as follows:

> *6. Information required to assess environmental effects*
>
> *1) The assessment of an activity's effects on the environment under clause 5(4) must include the following information:*
>
> *a. An assessment of the actual or potential effects on the environment*
>
> *b. If the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use*
>
> *c. If the activity includes the discharge of any contaminant, a description of –*
>
> *i. The nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
>
> *ii. Any possible alternative methods of discharge, including discharge into any other receiving environment.*
>
> *d. A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects of the activity.*
>
> *e. Identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal*
>
> *f. If iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision*
>
> *g. If the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved*
>
> *h. An assessment of any effects of the activity on the exercise of a protected customary right.*

2) *A consent application need not include any additional information specified in a relevant policy statement or plan that would be required in an assessment of environmental effects under clause 6(2) or 7(2) of Schedule 4 of the Resource Management Act 1991.*

274. The information listed above in clause 6 is included in this AEE and in the appended technical reports, to the extent relevant.

275. Clause 7 specifies matters to be covered in an AEE:

7. Matters to be covered in assessment of environmental effects

The assessment of an activity's effects on the environment under clause 5(4) must cover the following matters:

a. *Any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic or cultural effects;*

b. *Any physical effect on the locality, including landscape and visual effects;*

c. *Any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity*

d. *Any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations*

e. *Any discharge of contaminants into the environment and options for the treatment and disposal of contaminants;*

f. *Any unreasonable emission of noise*

g. *Any risk to the neighbourhood, the wider community, or the environment through natural hazards of hazardous installations.*

Effects and Policy Assessment

276. The following assessment considers all the relevant environmental effects and the relevant resource management policy as directed by Schedule 5 of the Act. In terms of environmental effects, the assessment applies the *Hawthorn*[12] test such that the environment includes its current state including permitted activities under the district plan and activities authorised by resource consent, where implementation is likely.

Conditions of Consent

277. Section 85(3) of the Act relates to panel decisions. The duty under section 5 of the RMA (as referenced to in the Act) to avoid, remedy or mitigate adverse effects must still be "taken to

[12] *Queenstown Lakes District Council v Hawthorn Estate Ltd* [2006] NZRMA 424 at [84].

account" under the Act[13]. In this regard, sections 108 and 108AA of the RMA (as referenced in the Act) provide the basis for imposing conditions of consent that would avoid, remedy or mitigate any adverse effects. The Act applies an additional limitation on condition setting in section 83 which requires that a condition cannot be more onerous than necessary to address the reason for which it is set.

278. Section 84A allows the panel to set conditions to ensure infrastructure in the project area or other infrastructure the project will rely on "is or can be made adequate" to support the proposed subdivision and development. Such conditions can only bind the Applicant.

279. Proposed conditions referred to in the following assessment are included at **Appendix 34** (conditions to be administered by the District Council), **Appendix 35** (conditions to be administered by the Regional Council) and **Appendix 36** (conditions to be administered by the Department of Conservation).

[13] While the duty is not removed, the purpose of the Act has primacy in the panel's considerations.

Assessment of Environmental Effects

Section summary: *The technical assessments conclude that the effects of the Project can be appropriately managed through the proposed design, staging and conditions. The matters that warrant the closest attention are: reverse sensitivity within the OCO (assessed as low risk); wastewater and water supply capacity (managed through stage-by-stage servicing conditions under section 84A); transport (acceptable, subject to the staged upgrades in Table 5); flood conveyance (acceptable, with detailed design to resolve localised effects); and indigenous lizards (to be confirmed by the baseline survey and managed through the LMP). The remaining effects are assessed as less than minor or minor.*

Scope of Assessment

280. This assessment is undertaken in accordance with clause 7 of Schedule 5 of the Act as set out at paragraph 272. Taking guidance from the relevant statutory planning documents including objectives, policies, rules, and the associated matters of discretion or control, several specific actual or potential effects of the activity have been identified as follows:

- transport
- character and amenity
- urban design and form
- geotechnical
- land contamination and effects on human health
- flood hazard
- infrastructure servicing
- operational stormwater discharge
- surface water bodies/ water race
- lizards
- noise effects
- air quality
- reverse sensitivity
- economics
- construction activities
- earthworks over the aquifer
- construction phase stormwater

- non-consumptive take of water
- dewatering

281. Adverse effects in the below assessment are considered in accordance with the continuum contained in **Table 4** below.

Table 4. Terminology to describe the significance of an effect

Effect significance descriptor	Meaning
Nil effects	No adverse effects
Less than minor adverse effects	Adverse effects that are discernible but too small to have any meaningful effect.
Minor adverse effects	Adverse effects that are noticeable but not at a concerning level, and mitigation or remediation may not be necessary.
More than minor adverse effects	Adverse effects that are noticeable and may cause an undesirable impact but could potentially be mitigated or remedied.
Significant adverse effects (that could be remedied or mitigated)	Adverse effects that are noticeable and would have serious adverse impacts on the environment but could potentially be mitigated or remedied.
Unacceptable adverse effects	Significant adverse effects that cannot be avoided, remedied or mitigated.

Actual or Potential Effects

Transport

Internal Road Layout and Site Access

282. The proposed internal transport network comprises a hierarchy of Collector, Local Major and Local Roads designed to distribute traffic through the development and connect with the surrounding network. Within the Westhaven Central and South Blocks, the network includes a higher-capacity north-south Collector spine linking the Lowes Road area with Selwyn Road. This route will provide an alternative to Dunns Crossing Road for local movements and assist in distributing traffic across the wider development. The Holmes Block similarly incorporates a central Collector loop with connections to Dunns Crossing Road, Burnham School Road and the Holmes Commercial area.

283. The road network will provide for vehicle movements, on-street parking, refuse collection and emergency-service access, together with a connected system of footpaths and shared walking and cycling facilities. Shared paths will connect to the existing and proposed facilities adjoining the site, including those along Dunns Crossing Road, Burnham School Road and the recently constructed underpass beneath SH1. Rear access is proposed for selected lots adjoining

shared paths, reducing the number of vehicle crossings over those facilities and associated conflict between vehicles, pedestrians and cyclists.

284. The Novo Group assessment identifies a number of departures from the transport standards of the POSDP relating to road formation, intersection spacing and sight distance, vehicle crossings and accessway and laneway design. In particular, the proposed Dunns Crossing Road carriageway is narrower than the Arterial Road standard, while some internal intersections do not achieve the required 123m separation and some accessways and laneways do not meet the prescribed dimensional or dwelling-number requirements. Notwithstanding these departures, the assessment concludes that the proposed internal road widths and intersection arrangements are appropriate for their intended function and anticipated speed environment. Where sight-distance limitations occur, these are addressed through reduced operating speeds and covenants controlling fencing and planting, together with threshold treatments to clarify intersection priority.

285. Individual vehicle crossings are generally not sought as part of the application and will be required to comply with the POSDP or obtain any necessary subsequent resource consent. Novo Group identifies some potential access constraints arising from intersection separation, sight distance and the existing 80 km/h speed environment on Dunns Crossing Road. The assessment anticipates that Dunns Crossing Road will reduce to 50 km/h as development proceeds and concludes that practical and functional crossing locations can be established. Accessway and laneway departures are also identified but are considered acceptable having regard to anticipated traffic volumes, proposed widths, visibility and speed-management measures.

286. With respect to the internal layout, the ITA recommends the following elements of mitigation:

- Threshold increments within the subdivision where access roads form cross-roads with existing intersections;
- Threshold treatments are provided on the minor arm approaches where Local major Roads intersect, to assist in clarifying priorities for unfamiliar drivers;
- Covenants across Westhaven North Reserve to ensure that compliant sight distance is achieved out of Road 96 to Road 93 and 94.
- Covenants / Consent Notices across Lots 1039, 2216, 2162, 3421, 3422, 3443, 3444 to ensure sight distances out of adjacent intersection.

287. The above recommendations are captured as conditions of consents, and including the registering of consent notices on relevant titles, where applicable. Overall, the internal road layout and site access design is considered to be acceptable.

Traffic Generation and Effects on the Wider Network

288. DEV-RO7 requires an ITA where development results in more than 3,770 dwellings within the ODP area. As the proposal provides approximately 4,134 dwellings, the ITA and supporting Paramics modelling have specifically assessed the additional traffic generation and associated effects of development beyond this threshold. The development is predicted to generate approximately 4,867 vehicle movements during the AM peak hour and 5,224 movements during

the PM peak hour, prior to accounting for trip internalisation, pass-by and diverted trips. Including the consented Stage 1 development, these increase to approximately 5,694 and 6,165 movements respectively. The Paramics modelling assessed slightly higher peak-hour volumes of 5,823 AM peak and 6,345 PM peak movements, providing a conservative basis for assessing effects on the wider network.

289. A range of transport improvements are required to accommodate this additional demand; these are set out in **Table 5** below, which includes detail of the required upgrade, timing and funding and reasoning.

Table 5. Transport Upgrade Timings. Source, Novo Group ITA (Appendix 14)

Upgrade Required	Timing & Funding	Rationale
SH1 / Dunns Crossing Road Roundabout: Provision of an additional right turn lane from Dunns Crossing Road	Developer funded and occurring prior to establishing activities in the Holmes Commercial area or prior to issue of a completion certificate under section 224 of the RMA for more than 3,770 dwellings (including the Stage 1 subdivision).	No further upgrades are required at this location under DEV-RO7, which permits 3,770 dwellings prior to requiring further traffic assessment now the SH1 / Dunns Crossing Road roundabout has been constructed. The Holmes Commercial area is substantially larger than permitted under DEV-RO7.
SH1 / Holmes Commercial Slip Lanes	Developer funded and occurring prior to establishing activities in the Holmes Commercial area.	This is directly associated with the Holmes Commercial area.
Dunns Crossing Road / Granite Drive Intersection & Brookside Road / Granite Drive Intersection.	Developer funded. Prior to issue of a completion certificate under section 224 of the RMA (other than a subdivision subject only to any of SUB-R12 or SUB-R13) in the Holmes Block.	This provides primary access to the Holmes Block. The Granite Drive site access leads to additional vehicles turning from Brookside Road into Granite Drive and therefore the need for the upgrade.
Dunns Crossing Road / Lowes Road Intersection & Dunns Crossing Road / Brookside Road Intersection.	Developer funded and / or developer agreement (as a roundabout is in the LTP) prior to issue of a completion certificate under section 224 of the RMA (other than a subdivision subject only to any of SUB-R12 or SUB-R13), in the Westhaven Central and South Block (other than with Stage 1)	The LTP proposes an upgrade to a roundabout at the Lowes Road intersection, although the scale of development now proposed requires traffic signals. These signals will need to be linked with the upgrade at Brookside Road, which is not in the LTP.
Realignment of Brookside Road at Dunns Crossing Road, construction of Road 114 (including cul-de-sac heads) and gateway threshold on Brookside Road.	Developer funded. In conjunction with the Dunns Crossing Road / Lowes Road Intersection & Dunns Crossing Road / Brookside Road Intersection.	The above intersection closes off the Brookside Road western approach to Dunns Crossing Road, requiring alternate access to be provided (including for existing dwellings on Brookside Road).
Goulds Road/Dunns Crossing Road/Selwyn Road Upgrade (Realignment of Goulds Road to intersect with Dunns Crossing Road approximately 150m north-west of Selwyn Road. Selwyn Road/Goulds Road/Dunns Crossing Road to become a roundabout).	Developer agreement (as in the LTP for 2026/27). Prior to issue of a completion certificate under section 224 of the RMA (other than a subdivision subject only to any of SUB-R12 or SUB-R13) in the Westhaven Central and South Block (other than Stage 1).	Required to mitigate potential safety concerns and it requires land from the Westhaven South Block.
Dunns Crossing Road Frontage Upgrade commensurate with each stage of subdivision.	Developer funded or developer agreement where partly funded in the LTP. Prior to issue of a completion certificate under section 224 of the RMA (other than a subdivision subject only to any of SUB-R12 or SUB-R13).	Dunns Crossing Road can be progressively upgraded with development fronting that road (other than where further upgrades are required to construct intersections). This is typical for subdivision.
Selwyn Road Frontage Upgrade.	Developer funded. Prior to issue of a completion certificate under section 224 of the RMA (other than a subdivision subject only to	Selwyn Road can be progressively upgraded with development fronting that road (other than where further upgrades are required to

	any of SUB-R12 or SUB-R13) for any subdivision fronting Selwyn Road.	construct intersections). This is typical for subdivision.
Edwards Road frontage upgrades as shown on the PODP ODP. The carriageway upgrade of Edwards Road between Brookside Road and Selwyn Road including a gateway threshold on Edwards Road.	Developer funded. Prior to establishment of any vehicle crossing, access or road connection to Edwards Road or Brookside Road.	Edwards Road needs to be upgraded to safely accommodate additional traffic.
Safety improvements to the Edwards Road/Ellesmere Junction Road intersection.	Developer funded. Prior to establishment of any vehicle crossing, access or road connection to Edwards Road from the development area.	An upgrade is required to safely accommodate additional traffic to / from Edwards Road.

290. The above upgrades and improvements to the wider network are recommended as conditions of consent. With these improvements in place, the wider transport network is predicted to operate generally satisfactorily. Some individual movements are predicted to experience Level of Service F during limited peak periods, including delays of approximately 80 seconds at Newman Road, 81 to 95 seconds at the Holmes Block access at Granite Drive and approximately 86 seconds for the Lowes Road through movement. A further capacity constraint at Brookside Road/Granite Drive is predicted during the PM peak. These effects are localised to particular movements and peak periods and will be managed through the proposed intersection upgrades, signal control and optimisation, alternative routes and localised mitigation, including right-turn markings at Brookside Road/Granite Drive.

291. With respect to delivery, the identified upgrades in **Table 5** have established funding and delivery pathways, comprising a combination of developer-funded works, developer agreements and projects already provided for through SDC's LTP. The ITA identifies the applicable funding and timing mechanism for each upgrade, with conditions of consent proposed to link development to delivery of the relevant infrastructure at the identified staging thresholds. Accordingly, while the precise funding arrangements vary between individual upgrades, there is a clear mechanism to ensure that the transport infrastructure required to support the development is delivered when required.

292. Overall, while the proposal will generate an increase in traffic and some localised peak-period delays (beyond what is otherwise anticipated), these effects have been specifically assessed through detailed network modelling. Accounting for staged provision of the identified transport improvements (**Table 5** above), the additional traffic can be accommodated without materially compromising the safe and efficient operation of the wider transport network.

Transport Conclusion

293. Accounting for the transport assessment at **Appendix 14** and the assessment above, the adverse impacts associated with traffic generation, and the operation of the wider transport network are acceptable.

Visual character and amenity

294. The site currently retains a largely rural character, comprising open pastoral land, agricultural activities, shelterbelts and scattered rural-residential development. That character is, however, already influenced by adjoining established and emerging residential development and infrastructure on the western edge of Rolleston. The LVIA prepared by DCM (**Appendix 20**)

accordingly describes the wider receiving environment as having a transitional urban-rural character and low-medium sensitivity to change, rather than an intact rural landscape.

295. Importantly, the existing rural character does not represent the anticipated future environment under the POSDP. As mentioned earlier, the site is zoned GRZ and lies within DEV-RO7, with residential development already anticipated. The LVIA therefore assesses the residential zoning as the relevant baseline for landscape effects. Against that baseline, the principal change arising from the proposal is the greater residential density associated with adopting the MRZ provisions and the additional commercial development, rather than the conversion of the site from rural to urban use itself. DCM assesses the resulting effects on landscape character and values as Low.

296. The proposed MRZ density is also consistent with the character of residential development already established or emerging elsewhere in Rolleston, including adjoining development east of Dunns Crossing Road and "Westhaven Stage 1". The LVIA therefore considers the proposal to represent a logical continuation of Rolleston's established pattern of urban expansion, rather than an isolated encroachment into the wider rural landscape. Public reserves, green links, street planting and other landscape treatments will provide visual relief and assist the development to integrate with this surrounding urban environment.

297. The change will nevertheless be visually apparent from surrounding roads, particularly where presently open views across pastoral land will be replaced by residential development and associated infrastructure. The LVIA assesses the resulting adverse visual effects across the representative viewpoints as generally Low or lower following mitigation. Importantly, the viewpoints were selected to represent both private property and public road receptors. Recognising that views from private property are now excluded per s104(1A) of the RMA, the LVIA expressly confirms that once these views are disregarded, the resulting visual effects ratings remain the same as, or are lower than, those assessed in the report.

298. Along the SH1 interface, the landscaped and fenced bund[14] will establish a defined landscaped edge to the development. DCM concludes that these measures will assist in screening views of traffic and associated infrastructure, provide visual and acoustic separation, and contribute to the amenity of adjoining residential lots. Together with the wider network of reserves, green links and landscape planting, the mitigation proposed will assist in integrating the development into its surroundings and defining the new urban edge.

299. The Holmes Commercial Centre will introduce commercial built form at a greater scale than contemplated by the DEV-RO7 framework. DCM identifies the commercial centre as the most visible component of the development from the SH1/Dunns Crossing Road area and acknowledges that its increased scale will result in a noticeable change. However, the LVIA concludes that the centre will be experienced in the context of the recently completed SH1/Dunns Crossing Road roundabout, associated infrastructure and surrounding residential development, and will visually integrate with the established and emerging urban environment. Adverse visual effects from this location are consequently assessed as Low.

300. Overall, while the proposal will result in a visual change from the site's current rural appearance, urbanisation of the site is already anticipated by the existing planning framework. Relative to that anticipated environment, the material landscape changes principally concern residential

[14] The bund will be 7.7m wide, 1.2m high with a 1.8m acoustic fence along its crest. It will have 1:3 slopes with indigenous landscape planting.

density and the scale of commercial development. DCM concludes that the proposal is appropriate within the receiving environment, with Low landscape effects and residual visual effects generally Low, and that it will form a logical extension of Rolleston's existing urban edge

Urban Design

301. The urban design effects of the proposal have been assessed by DCM Urban Design, with their assessment attached at **Appendix 21** and a Graphic Attachment provided at **Appendix 22**. DCM supports the proposal from an urban design perspective, having regard to the New Zealand Urban Design Protocol (NZ UDP), Selwyn Residential Development Design Guide and relevant objectives and policies of the POSDP.

302. The proposal will result in a clear transition from the site's existing rural character to an urban residential environment, including greater residential intensity associated with the proposed MRZ and changes to the location and scale of commercial areas. DCM considers this transition appropriate given the site's residential zoning, its relationship with established development to the east, and construction of “Westhaven Stage 1”. The proposal will therefore form a logical extension of Rolleston's existing and emerging urban area.

303. The subdivision establishes a connected and legible urban structure, comprising an integrated network of streets, shared paths, cycleways, pedestrian connections, reserves and green links. Five superlots (for higher density residential) are concentrated around commercial centres and reserves, while the commercial areas provide identifiable local focal points supporting residents' daily needs. The reserve network has also been configured to improve accessibility, visibility and passive surveillance.

304. It is acknowledged that the proposal departs from DEV-RO7 in several respects, including residential development within part of the OCO, the scale and location of commercial areas, reserve configuration and aspects of the road network. Notwithstanding, DCM considers that the proposal still retains the ODP's key urban design principles, including the overall north-south movement structure, east-west connections to Dunns Crossing Road, commercial focal points, and an integrated reserve and green-link network. DCM considers the resulting structure to provide a coherent urban response that supports connectivity, access to open space and appropriate management of development interfaces.

305. Specific interface treatments will further integrate the development with its surroundings, including the landscaped bund and acoustic fencing adjoining SH1, landscaping along Brookside Road, boundary treatment adjoining rural land, visually permeable frontages to streets and public open spaces, and the wider reserve and green-link network. Collectively, these measures will assist in managing development interfaces and maintaining residential and public realm amenity.

306. DCM has also assessed the proposal against the seven principles of the NZ UDP and concludes that it responds positively to context, character, housing choice, connectivity, open space, safety and accessibility. DCM similarly considers the proposal consistent with the relevant urban design outcomes of the POSDP and Selwyn Residential Development Design Guide.

307. With respect to the Holmes Commercial Centre, this is larger than anticipated by DEV-RO7 and will form a more substantial local centre focal point. Its general layout and composition is

proposed to be fixed through the Precinct Plan (**Figure 5** and **Appendix 21**), and proposed consent conditions will require a Commercial Design Guide to be prepared before development of the Centre, establishing an urban design framework for its built form, public realm and interfaces with adjoining streets, open spaces and residential areas. This will secure the intended urban design outcomes while allowing detailed design to be resolved at the development stage.

308. Overall, DCM concludes that the proposal will achieve a coherent and well-integrated urban form with a high standard of urban design. Although the proposal departs from DEV-RO7 in several respects, DCM considers that those departures do not result in material adverse urban design effects and, in several respects, provide positive urban design outcomes. On that basis, the urban design assessment is adopted, and any adverse effects will be appropriately mitigated and managed such that no significant adverse impacts arise.

Urban form

309. The Project represents a substantial, comprehensively planned extension of Rolleston's existing and emerging urban area. Although it will materially increase the scale and intensity of development enabled on the site, the Project will extend from existing and developing residential areas and will therefore contribute to a contiguous urban form rather than establish an isolated area of urban development.

310. DEV-RO7 includes sequencing provisions intended to support a consolidated urban form and the efficient establishment and use of infrastructure across Rolleston's residential growth areas. The Project departs from that anticipated sequencing, which is recognised as a relevant strategic urban form consideration. However, the departure will not result in a fragmented or disconnected pattern of development, having regard to the site's relationship with the existing and emerging Rolleston urban area, including “Westhaven Stage 1”, and the comprehensively planned nature of the Project.

311. Whilst the Project represents a material change to the timing and scale of development anticipated by DEV-RO7, it will remain physically integrated with Rolleston and contribute to a coherent and contiguous urban form. The implications of the sequencing departure for infrastructure efficiency and consistency with the relevant strategic planning provisions are addressed separately in the infrastructure and policy assessments.

Geotechnical

312. A geotechnical assessment has been undertaken by CMW Geosciences (**Appendix 15**) concluding that the site is suitable for the proposed subdivision from a geotechnical perspective. Based on the assessment, no geotechnical limitations are anticipated to impact the proposed subdivision and development.

Land contamination and effects on human health

313. A DSI has been prepared by EHS Support New Zealand Ltd for the proposal. The DSI identifies that parts of the site have been subject to activities included on the HAIL, including persistent pesticide use associated with poultry farming, fuel storage, the presence of asbestos containing materials, waste and offal pits and potential contamination associated with buildings and a burn

pile. The investigation included targeted and grid-based sampling at 83 locations across the site, with soil samples analysed for relevant contaminants including heavy metals, organochlorine pesticides, polycyclic aromatic hydrocarbons, total petroleum hydrocarbons and asbestos.

314. The investigation identified localised areas where arsenic, cadmium, lead, total petroleum hydrocarbons and asbestos exceeded the applicable SCS for residential land use. These exceedances were principally associated with a waste pit and diesel storage area at 243 Dunns Crossing Road, areas surrounding existing sheds where asbestos containing cement board fragments were observed, and an offal pit, burn pile and garage/workshop at 152 Edwards Road. An isolated exceedance of the residential standard for lead was also identified in the Holmes Block, although the DSI considers this result anomalous because no clear contaminant source was identified. No organochlorine pesticides were detected in the samples analysed, while polycyclic aromatic hydrocarbons were either below laboratory detection limits or present below background concentrations. The locations of the principal development blocks are shown in the DSI site layout.

315. The contamination identified is localised, well-defined and typical of the former use of the rural site (poultry farming, offal pit, burn piles etc), and does not present a material constraint to the proposed land development. The potential adverse effects on human health and the environment can be effectively avoided through established best practice measures, including the preparation and implementation of a remediation action plan, targeted excavation or containment of contaminated soils, and validation sampling supported by a site validation report to confirm the suitability of the land for its intended use. Standard erosion, sediment, and stormwater controls during earthworks would further ensure that any risk of contaminant mobilisation is appropriately managed. On this basis, the site can be made suitable for residential, commercial, and recreational development, with residual effects on human health, groundwater, surface water and ecological values expected to be less than minor.

316. It is the Applicant’s intention that contamination levels would be below the relevant soil contaminant standards prior to the issue of section 224 certificates for each stage of the subdivision.

Flood Hazard

317. The proposal has been assessed with respect to flood hazard and the potential for the development to alter existing flood behaviour both within and beyond the site. PDP's modelling demonstrates that the development can be configured to maintain the principal north-to-south conveyance of existing overland flows through the site, while providing residential building platforms that remain free from surface flooding during the assessed design events. Importantly, while peak flows entering the site are predicted to increase under the post-development scenario, peak flows leaving the site are lower than under existing conditions across the modelled events. Accordingly, the proposal is not anticipated to increase the overall peak discharge from the site and provides additional attenuation of flood flows.

318. The modelling identifies some localised changes in flood depth and the distribution of flows beyond the site boundary, reflecting the redistribution of existing overland flow paths through the proposed development. However, downstream of the Westhaven South block, the affected land is predominantly agricultural, no increases are predicted in the vicinity of habitable dwellings, and there is an overall reduction in average flood depth or flooded area across the

assessed properties. While the distribution of flows downstream of the Holmes block requires further refinement, the reduction in total flow leaving the site provides a basis for addressing any localised effects through subsequent detailed design. This will be secured through conditions of consent requiring the detailed stormwater design to appropriately manage downstream flows and effects.

319. Overall, the distribution of flood hazard beyond the development is expected to remain generally consistent with existing conditions and the modelling does not identify a material worsening of flood effects on surrounding properties.

320. Flooding of sections of Goulds Road, Selwyn Road and Burnham School Road already occurs under existing conditions, with the 0.3 m driveability threshold exceeded during the assessed events. Although the development results in some localised increases in flood depth and the extent of road inundation, flood durations generally reduce and maximum velocities remain broadly comparable with existing conditions. On this basis, the proposal is not expected to materially alter the overall availability of the surrounding road network during flood events.

321. Within the site, further detailed design will be required to confirm the final alignment and capacity of overland flow paths and to provide for safe internal access. In particular, areas of the proposed road network subject to higher flood hazard may require dedicated overland flow channels or other formal conveyance measures rather than relying solely on the road network. These matters relate principally to the detailed configuration of the stormwater and flood management system and can be addressed through subsequent design and appropriate consent conditions.

322. Overall, the PDP assessment demonstrates that the site can be developed for the proposed residential activities while appropriately managing flood hazard. Detailed design will confirm the final distribution and conveyance of flood flows, address any residual localised off-site increases, and provide appropriate internal flood conveyance and access arrangements. On this basis, the development will maintain existing through-site conveyance, provide flood-free residential building platforms, and avoid an increase in total peak discharge from the site.

Infrastructure Servicing

323. Existing infrastructure within the site is generally limited to private rural servicing associated with its current and former agricultural use. Public water, wastewater, electricity and telecommunications infrastructure is available within adjoining road corridors, including recently constructed water trunk mains and electricity and fibre infrastructure along Dunns Crossing Road. The development will establish new internal servicing networks and connections to existing, planned or upgraded external infrastructure, with additional external network capacity and infrastructure required progressively as development proceeds.

324. The infrastructure assessment (Appendix 13) concludes that the site is capable of being serviced from a civil infrastructure perspective, subject to the identified design, mitigation and servicing requirements, with detailed infrastructure arrangements to be confirmed through subsequent design, coordination with the relevant network operators and Engineering Approval. Further detail is set out in the following subsections. For completeness, stormwater servicing is assessed separately in the subsequent stormwater section.

Electricity and Telecommunications

325. Existing electricity infrastructure is available adjacent to the development, including 11kV underground cables on the eastern side of Dunns Crossing Road and overhead high-voltage infrastructure along its western side connecting to Orion's new Burnham School Road zone substation. Orion has confirmed that network capacity is available to service up to 5,300 dwellings, with the required connections to be provided through alterations to the Orion network, including planned upgrades associated with the new zone substation, new cabling and any alternative feed arrangements required to meet network security requirements. Electricity will be provided to all allotments through underground internal reticulation, with transformer kiosk sites provided at locations approved by Orion.

326. Telecommunications will be provided to all allotments through an underground fibre-optic network, extending from the existing fibre network within Dunns Crossing Road. Tuatahi Fibre has confirmed that a network distribution hub will be provided on Brookside Road with sufficient capacity to service the entire development. On this basis, the infrastructure assessment identifies appropriate electricity and telecommunications servicing arrangements for the development, with the detailed network design and connections to be coordinated with the respective network operators as development proceeds.

Wastewater

327. The application site is not currently serviced by public gravity wastewater reticulation within its boundaries. While existing gravity sewers and strategic rising mains occur in the surrounding road network, available capacity in those networks has not been demonstrated for the wider Westhaven development. In particular, the existing Westwood Pump Station catchment has capacity confirmed for the approved Stage 1 Westhaven subdivision (loading of 727 Residential Connection Equivalents (RCE)). Stage 1 does not form a part of this application and for completeness this existing system is not relied upon to service the balance of Westhaven which forms this substantive application.

328. Inovo proposes a new purpose designed wastewater system comprising two principal catchments. Stages 1, 4 and 7 will drain through new gravity reticulation to a terminal pump station within proposed Lot 7803 (Westhaven Pump Station), of which will discharge by rising main to the Edwards Road WWPS. The Edwards Road Pump Station is due to come online in April 2027, and it is understood that capacity will become available from that time. Stages 2 and 3 will drain via gravity sewer to a terminal pump station at Burnham School Road within proposed Lot 3806 (Holmes Pump Station). The Holmes Pump Station will discharge via a rising main to the Pines WWTP. The site's generally southward fall enables the internal networks to operate predominantly by gravity. Inovo's assessment also confirms that the proposed gravity reticulation can achieve the applicable pipe grade and self-cleansing performance requirements.

329. The proposed configuration is intended to provide alternative pumping routes and operational flexibility and, under normal operation, remove the Westwood catchment from the Radar Pump Station catchment. The Westhaven Pump Station Basis of Design adopts an ultimate catchment of 3,335 residential allotments and 1.68ha of commercial land, including a future residential densification factor of 1.2, providing a conservative basis relative to the currently proposed application yield.

330. Downstream wastewater capacity is not, however, fully resolved at this stage. SDC is progressing wider Eastern Selwyn Sewerage Scheme upgrades, including the Edwards Road Pump Station, while further upgrades are planned at the Pines WWTP. The final receiving arrangement for the Holmes catchment, shared rising-main hydraulics, pump-station requirements and the availability of downstream conveyance and treatment capacity remain subject to further design and confirmation with SDC and Selwyn Water Limited.

331. From a planning perspective, the identified capacity constraints represent an infrastructure sequencing requirement rather than an identified absence of a feasible wastewater servicing solution. Inovo has identified the infrastructure required to service the development at concept level, and it is understood that capacity will become available from April 2027 (once the Edwards Road WWPS is online). Development will therefore need to be staged so that, before each relevant stage is connected, the necessary downstream conveyance and treatment capacity and associated infrastructure are confirmed to be available or are provided. This sequencing is proposed to be secured through consent conditions establishing appropriate servicing prerequisites for each stage, rather than relying solely on the subsequent Engineering Approval process.

Water supply

332. The development will be serviced from the existing Rolleston reticulated potable water network, principally via the recently upgraded large-diameter trunk infrastructure within Dunns Crossing Road, including the new trunk main extending along the Holmes Block frontage. Existing local water mains are also located within Burnham School Road, Brookside Road and Dunns Crossing Road. The new trunk infrastructure provides substantially greater capacity than these local mains and is therefore proposed to form the principal supply connection to Westhaven, with supplementary connections to the local network potentially available to improve network resilience.

333. The proposed Westhaven reticulation and its interaction with the wider Rolleston network have been hydraulically modelled by One Water Modelling Limited using Selwyn Water Limited's Rolleston water supply model. The modelling incorporates the recently completed Dunns Crossing Road trunk-main upgrades, Stage 1 Westhaven infrastructure, Arbor Green infrastructure and the proposed Westhaven network and demand. Based on the Rolleston ultimate-growth network, the modelling confirms that the proposed internal reticulation is hydraulically sound, subject to refinements to pipe sizing and connection arrangements to appropriately balance pressure, head loss, velocity, firefighting supply and network resilience. Residential firefighting demands can be achieved across the development in accordance with SNZ PAS 4509:2008 under the modelled ultimate-network conditions, while commercial firefighting requirements will be confirmed through detailed design once the relevant uses and buildings are established.

334. The modelling does, however, identify a constraint within the wider Rolleston water supply network. Under peak conditions, existing Rolleston water sources cannot accommodate the full Westhaven demand. Planned additional wells at Izone and Helpet are identified as providing interim capacity, with further investment in water sources, storage and transfer pumping required to accommodate the full development. A minimum-pressure shortfall identified within the Holmes Block is attributable to capacity of the Izone transfer pumping system rather than the sizing or hydraulic performance of the proposed Westhaven internal reticulation. As part of the wider water supply solution, the infrastructure assessment identifies the potential for a 2 to

3 megalitre (ML) reservoir and associated pumping infrastructure within the Holmes Block to be investigated in conjunction with Selwyn Water Limited. This forms part of the potential response to identified wider network storage and transfer-pumping constraints, with the preferred infrastructure solution, capacity, location and timing to be confirmed as servicing requirements are developed.

335. Importantly, the wider network constraints are proposed to be managed through the staged delivery of Westhaven alongside the necessary water-supply infrastructure. As development progresses, demand and available servicing capacity will be confirmed with Selwyn Water Limited for each stage, taking account of other committed growth within the Rolleston network. Any source, storage, pumping or trunk-main upgrades required to service a particular stage will be coordinated with its delivery and completed before that stage is connected. Detailed design and Engineering Approval will also confirm final internal pipe sizing and connection points in accordance with the hydraulic modelling and SDC Engineering Code of Practice. Accordingly, while the existing Rolleston water sources cannot presently accommodate the full Westhaven demand under peak conditions, the infrastructure assessment demonstrates that the proposed internal network is hydraulically feasible and identifies a staged servicing pathway whereby development will only connect as the necessary wider network capacity becomes available or is provided.

336. Overall, the infrastructure assessment demonstrates feasible pathways for servicing the development with both wastewater and potable water, while identifying that existing network capacity is not presently sufficient to accommodate the development in its ultimate form and that further infrastructure upgrades will be required as development progresses. In this regard, s84A of the FTAA is directly relevant to the issue.

337. S84A expressly enables the Panel to impose conditions to ensure that infrastructure within the project area, or other infrastructure relied upon by the project, “is or can be made adequate” to support either the project or the stage of the project to which the application relates. The proposed staged servicing approach is consistent with this framework, as it enables the adequacy of the relevant water and wastewater infrastructure to be addressed in relation to the particular stages relying upon that infrastructure, rather than requiring all infrastructure necessary to service the ultimate development to be available from the outset.

338. The timing, delivery and funding arrangements for wider network infrastructure will be confirmed through ongoing coordination with SDC and SWL, including consideration of shared infrastructure and cost-sharing arrangements where works provide wider network benefits. It is recognised that the legislative framework now provides a mechanism for SDC to recover an appropriate share of eligible growth-related infrastructure costs associated with Fast-track development through development contributions. This assists in addressing the potential funding implications arising where development occurs ahead of Council’s existing infrastructure programme or brings forward the need for network upgrades. Development will nevertheless be staged to align with the availability of sufficient servicing capacity, such that development cannot proceed beyond the capacity of the infrastructure available to service the relevant stage.

339. Accordingly, having regard to the identified servicing pathways, the proposed staged delivery of the development, and the ability under s84A to impose conditions to ensure that infrastructure relied upon by the development is or can be made adequate for the relevant stage, the identified

wastewater and potable-water capacity constraints can be appropriately managed through staging and conditions and do not preclude approval of the proposal.

Operational Stormwater Discharge

Stormwater Management Overview

340. The ability to manage stormwater within the site has been assessed in the Stormwater Management Plan prepared by Inovo (16521-ENG-RESWMGMT-01) (Appendix 13). The report outlines the proposed approach to stormwater treatment for the development.

341. Stormwater attenuation is provided through a combination of stormwater storage systems to manage stormwater from events up to and including the 1% AEP (100-year event). These include public soakage pits, and lot-level soak pits.

Attenuation and Treatment Systems

342. In the Holmes, Brookside, Skellerup and northern portion of the Skellerup South Block catchment, stormwater attenuation and treatment occurs via public soakage pits and lot-level soak pits. Informal attenuation will also occur within the soakage systems and unsaturated ground beneath the devices.

343. For the southern portion of the Skellerup South Block, where groundwater is shallower, stormwater is discharged via relatively shallow, elongated roadside soak pits sized to maintain a minimum 1.0 m separation from the highest groundwater level between the discharge point and the highest groundwater level.

344. Larger flows during stormwater events exceeding the 1-hour, 10% AEP, including allowances for climate change, would be managed through secondary conveyance (defined overland flow paths within roads, reserves and other public corridors).

345. Stormwater discharges from the site would be ultimately directed to the ground.

Discharge Management and Hydraulic Performance

346. The proposed stormwater strategy is designed to ensure post-development runoff does not exceed pre-development flows through retention and attenuation of the soakage systems as outlined in the Inovo Stormwater Management Plan (Appendix 13).

347. This approach is expected to sufficiently mitigate adverse hydraulic effects on the receiving water bodies, including overland flow and flooding. Secondary flow paths have been designed, and onsite flooding is managed within the design.

348. Therefore, the effects of post-development discharge on flooding are considered to be appropriately mitigated and less than minor.

Water Quality and Contaminants

349. The Stormwater Management Plan (**Appendix 13**) addresses the expected concentrations from the operational stormwater discharge. Contaminants typically associated with urban

stormwater include suspended sediments, hydrocarbons and oils from vehicle use, and trace levels from heavy metals such as zinc, copper and lead.

350. Schedule 8 of the LWRP outlines the applicable water quality standards, including the groundwater quality limits. The stormwater system is anticipated to meet these standards.

351. The change in land use from farming to residential development will reduce nitrogen levels discharged to groundwater to a negligible level.

352. Similarly, E. coli levels are expected to decline as the source of contamination shifts away from livestock. This is expected to have a positive impact on water quality in terms of meeting the NZ Drinking Water Standards.

353. The site is not within 500m of a Community Drinking Water Protection Zone. The nearest Community Drinking Water Protection Zone lies approximately 2.0km from the site. Stormwater discharged to any public road or commercial lot soak pit within 50 m of a down-gradient bore used for domestic water supply will first pass through a treatment device, therefore the proposed discharge is not expected to have adverse effects on any human or drinking-water sources. Given the design of the system and low metal concentrations, stormwater discharges are not expected to pose risks on groundwater users.

Treatment Devices and Expected Performance

354. According to the Stormwater Management Plan (**Appendix 13**), the system is designed to remove the suspended solids, hydrocarbons, and heavy metals before discharge. All stormwater discharge would be treated through the submerged sumps, fitted with macro-pollutant traps (MPTs), where filtration through rock, and the underlying unsaturated gravel soils provides further treatment before discharge to ground.

Cultural Considerations

355. The application site is not located within a silent file area or a statutory acknowledgement area, and no areas of cultural significance have been identified within the site.

356. There are no natural surface waterbodies within close proximity of the site. The closest surface waterbody is Paparua Water Race which passes through the site, which is classified as an “artificial watercourse”. The proposal includes partial closure and realignment of this watercourse. During the operational stormwater phase, the potential contaminants will be well set back from the water race. The operational stormwater discharge is not considered to adversely affect the receiving water quality of surface and aquatic systems.

357. The stormwater treatment system has been designed to meet the groundwater quality set out in Schedule 8 of the LWRP, and to minimise contaminants prior to discharge.

358. On this basis, the proposal is not anticipated to give rise to significant adverse effects on Ngāi Tahu cultural values.

Operation, Maintenance, and Council Requirements

359. The ongoing operation and maintenance of the public and on-lot stormwater systems is to be managed in accordance with the proposed draft conditions (Appendix 35). The public

stormwater infrastructure is to be maintained in accordance with the District Council requirements and would ultimately be vested in the District Council. The ongoing operation and maintenance of the private lot-level soakage systems will be undertaken by individual property owners.

360. This long-term management would ensure the effectiveness of the treatment system and protection of groundwater.

Operational Stormwater Discharge Summary

361. In summary, the expected discharge quality indicates that the proposed stormwater treatment system will effectively manage sediment, hydrocarbons, nutrients and a significant proportion of metals prior to discharge.

Surface Waterbodies/Water Race

362. The ecological value of the Paparua Water Race within the site has been assessed as moderate. The proposal will result in the closure of approximately 2.8km of the terminal reach of the water race, realignment of a section of the Holmes Block reach and the installation of a short culvert (7m) within the realigned channel. These changes would be necessary to accommodate the development layout and ecological enhancement. The location of the water race closure and realignment work is shown in Figures 2 and 3 of the Stantec assessment (**Appendix 17**).

363. To minimise and mitigate potential adverse effects on aquatic values, the design has been informed by the Stantec report.

364. A range of mitigation measures are proposed, including:

- fish salvage prior to works,
- implementation of a Waterway Enhancement Plan,
- realignment and enhancement of approximately 475m of the Holmes Block water race reach,
- establishment of up to 5 m-wide native riparian planting margins,
- installation of a 7 m culvert designed in accordance with the NES Freshwater Regulation 70 and New Zealand Fish Passage Guidelines (2024),
- and use of 3 mm fish screens at pump intakes during the race bypass.

365. Stantec concludes that the adverse aquatic ecological effects of the 2.8km water race closure would be adequately managed through the implementation of the mitigation measures. The enhanced reach would provide ecological benefits through improved instream and riparian habitat values.

Removal of a Wetland

366. The proposed development would result in adverse effects on natural inland wetland within the site, including the permanent loss of approximately 160m^2 or 0.016 hectares of wetland area due to infilling.

367. The Assessment of Ecological Effects on Wetland Values prepared by PDP (Appendix 18) assigns the wetland a low ecological value, noting its small extent, modified nature and lack of ecological connectivity.

368. The proposal forms part of a large-scale urban development providing residential lots, and supporting infrastructure, transport, commercial activities and public open spaces. The development will contribute significantly to housing supply and urban growth within Rolleston and will facilitate a well-functioning urban environment. These outcomes represent significant district and regional benefits and are consistent with the purpose of the urban development pathway provided for under Regulation 45C of the NES Freshwater.

369. The proposal has been assessed using the effects management hierarchy under clause 3.21 of the NPS Freshwater, which requires applicants to:

I. Avoid adverse effects where possible,

II. Minimise effects where avoidance is not possible,

III. Remedy or offset residual effects,

IV. Provide compensation only where offsetting is not practicable.

370. The proposal is consistent with this hierarchy. With respect to avoidance and alternative locations, the existing site features, including the wetland, have been taken into consideration in the subdivision layout design. The wetland is located within the centre of the planned urban development footprint, is surrounded by urban zoned land and is not hydrologically connected to any other wetland. It is likely sustained, at least in part, by seepage from the adjacent water race, so its hydrology would not persist once the Brookside reach of the race is closed and the surrounding land is developed. Given this, it is not practicable to retain the wetland, and retaining it would constrain the integration and functionality of the development.

371. While avoidance is not achievable, effects on the wetland will be minimised through the Wetland Ecological Management Plan required under consent CRCXXXXX-A. The plan defines and marks the extent of works, requires a pre-works fauna survey with salvage and relocation, avoids the main bird nesting season, and sets out erosion and sediment controls specific to the wetland works. Given the small extent and low ecological value of the wetland, the residual effects of its loss are less than minor (PDP, Appendix 18, section 5.2). There are no alternative locations of development that would achieve the same urban development outcomes and have lesser adverse effects on the wetland.

372. Offsetting or compensation is not considered necessary given the small size and low ecological value of the wetland. Notwithstanding this, the indigenous planting, habitat restoration and reserve areas proposed at the upper reach of the Paparua Water Race in the Holmes Block will provide higher-quality habitat and improved connectivity for indigenous fauna, and a positive ecological benefit.

373. There are no known wāhi tapu, wāhi taonga or other sites of significance to Ngāi Tahu associated with the wetland. Considering the highly modified and isolated nature, the adverse effects on Ngāi Tahu values are expected to be low.

374. Overall, the adverse ecological effects associated with the removal of a small, highly modified and isolated wetland are considered to be less than minor, as these will be minimised through the Wetland Ecological Management Plan and the residual effects are of a very low level (PDP, **Appendix 18**).

Lizards

375. The terrestrial ecology assessment prepared by PDP (Appendix 19) identifies the potential for indigenous lizards to be present within the site, particularly southern grass skink and McCann's skink. Southern grass skink is classified as At Risk - Declining, with 74 records identified within 5km of the site and the closest record approximately 0.03km from the site boundary. McCann's skink is classified as Not Threatened, with one record approximately 3.2km from the site. PDP considers that the site provides moderate-quality lizard habitat, including rank grass, dry water race margins, gorse, macrocarpa plantings and woody debris, with southern grass skink considered particularly likely to utilise the more densely vegetated areas

376. Development of the site will require vegetation clearance and earthworks that have the potential to remove available lizard habitat and result in the accidental injury or mortality of indigenous lizards. PDP assesses the risk associated with vegetation removal as moderate, given the likely presence of an At-Risk species within the site. Construction-related noise, vibration and dust may also temporarily disturb lizards occupying habitat within or adjoining the works, including by disrupting basking, foraging, sheltering and breeding behaviour.

377. Baseline lizard surveys are being undertaken during the 2026/27 South Island survey season to determine the presence, species and density of lizards within suitable habitat across the site. Survey equipment was installed on 5 October 2026. If lizards are confirmed, a LMP will be prepared to establish the detailed measures required to manage effects associated with habitat removal. Depending on the survey results, these measures may include salvage and relocation, deterrence and habitat enhancement.

378. The proposal has specifically provided for approximately 2,000m² of enhanced lizard habitat within the approximately 6ha Pines Reserve, incorporating native planting and habitat features such as rock and woody debris piles. The habitat area can be expanded if necessary to respond to the population and density identified through the baseline survey. PDP considers that Pines Reserve is likely to provide sufficient space for further habitat creation and expansion should high lizard densities be recorded.

379. On the basis of the information currently available and the high likelihood of lizard presence, PDP recommends that Wildlife Approval be sought as part of the substantive application to authorise the salvage and translocation of lizards. Draft conditions have been developed requiring lizard capture, handling and relocation to occur in accordance with the LMP and under the supervision of a suitably qualified ecologist, together with habitat enhancement and subsequent reporting and monitoring requirements. These are included within **Appendix 36**.

380. Overall, while the presence and abundance of lizards and therefore the precise magnitude of residual effects cannot be determined until the baseline survey is completed, PDP has identified

a clear framework to appropriately manage those effects. With the LMP, dedicated habitat enhancement within Pines Reserve and the proposed Wildlife Approval conditions in place, there is an appropriate mechanism to avoid and minimise adverse effects on indigenous lizards and to address residual habitat effects once the survey results are known.

Noise effects

381. Potential noise effects on the proposal have been assessed by Powell Fenwick. Their Acoustic Assessment, attached as Appendix 27, considers the potential effects of transport noise from the wider environment, including SH1 and the Main South Railway Line, on the future residential development of the site

382. The northern portion of the site is subject to the Noise Control Overlay (SH1 and Rail Network) identified within the POSDP. The overlay includes provisions relating to subdivision, as well as acoustic performance standards for the outdoor and indoor environments of future residential activities. **Figure 6** identifies the extent of the overlay affecting the northern area of the Holmes block (orange hash shows the State Highway and Railway Noise Overlay).



Figure 6. State Highway and Railway Noise Overlay. Source: Powell Fenwick Noise Assessment (Appendix 27)

State Highway Noise

383. To achieve compliance with the outdoor amenity standards in Rule NOISE-R3 of the POSDP, Powell Fenwick recommends the construction of a combined earth bund and acoustic fence with a minimum height of 3 metres along the full SH1 frontage of the site. The assessment

confirms that this mitigation measure will provide an appropriate level of acoustic protection for future residential allotments within the overlay, and consistent with what the POSDP anticipates. Powell Fenwick has recommended a consent condition requiring the bund and fence to be constructed and maintained in perpetuity, and this recommendation has been adopted within the proposed conditions of consent, including the registering of consent notices, contained in **Appendix 34.**

384. In accordance with the POSDP, future dwellings located within 50 metres of SH1 will be required to demonstrate compliance with the relevant indoor acoustic design standards at the building consent stage. In addition, any dwelling located within 30 metres of SH1 will be required to be designed to comply with the vibration standards contained within the POSDP. These matters can be appropriately addressed through future building design and do not constrain the proposed subdivision.

Rail Network Noise

385. In relation to rail noise, Powell Fenwick confirms that, with the proposed bund and fence in place, no further acoustic assessment will be required for single-storey dwellings. The POSDP permits residential activities located more than 50 metres from the railway corridor where a noise barrier interrupts the line of sight between habitable room doors and windows and any point above 3.8 metres relative to the railway tracks. However, where future two or three-storey dwellings are proposed on affected allotments, a site-specific acoustic assessment will be required to demonstrate compliance with the applicable indoor noise standards, as upper-level windows and doors may not be fully screened by the proposed mitigation. A consent condition is therefore recommended to ensure any future development is appropriately assessed where required.

386. Powell Fenwick has not identified any other significant external noise sources that would require mitigation through this substantive application. Noise generated by future residential or commercial activities within the wider development area will be managed through the relevant provisions of the POSDP and specific consent conditions where required.

Conclusion of noise effects

387. Overall, the acoustic assessment demonstrates that future residents can be provided with an acceptable level of acoustic amenity through a combination of upfront mitigation, subdivision design and building controls. Conditions of consent are volunteered in this respect and accordingly, noise considerations do not represent a constraint to the residential development of the site.

Air Quality

388. With respect to potential reverse sensitivity, the site shares a boundary with the PWTP and the PRRP. The POSDP includes rules which seek to control residential activity (and sensitive activity) within proximity to this site, to ensure any potential adverse effects will be relevantly assessed and to manage potential reverse sensitivity effects.

389. NZ Air have provided an assessment toward the potential adverse impacts of the residential subdivision within the OCO and impacts on the PRRP (refer Appendix 29). The OCO extends approximately 1,000m into the site from the composting facility as depicted on the District Plan

maps. As depicted on the scheme plan, it is proposed to create 768 residential allotments within the Odour Overlay, setback at a minimum distance of 600m from the Active Composting Area (ACA).

390. NZ Air have undertaken an extensive assessment into the potential adverse impacts of development within the OCO. This includes reliance on earlier evidence they prepared as part of the rezoning process, as well as community surveys, assessment of wind conditions and assessment of the resource consent authorising the operation and ongoing management of the PRRP.

391. Their assessment concludes that the potential for odour reverse sensitivity effects on the PRRP will be low, and that a 600m separation distance from the ACA is appropriate and sufficient to avoid those effects. Their conclusion is based on six independent reasons, as follows:

- The PRRP is a comparatively low-risk odour source, notwithstanding its use of open turned windrows, because it accepts lower-risk feedstocks, has no leachate collection or treatment (the single most significant odour source at most composting sites), and locates its highest emitting activities in the south-western corner of the site, furthest from receptors;

- The PRRP operates under resource consent CRC211594 and is subject to consent conditions and an Odour and Dust Management Plan (**ODMP**). These reflect industry good practice and prohibit windrow turning during south-westerly, westerly and north-westerly winds, being the wind direction under which the proposed development would be downwind.

- An odour scout survey (August 2022) in which the composting plume was not detected beyond 350m downwind, including during windrow formation and turning;

- A community survey of the seven closest existing dwellings, in which odour attributable to composting was reliably reported only at the nearest receptor (approximately 400m), and in which only one in ten people interviewed described the odour as being offensive;

- Local wind data showing that the prevailing winds are north-easterly and carry odour away from the site, with light winds (below 3m/s) blowing towards the Holmes Block only 5.7% of the time and toward the Westhaven Central Block only 8.4% of the time, and a far lower frequency toward any individual dwelling;

- NZ Air's experience of comparable composting operations across New Zealand, where the odour effects radius is generally contained within 400m.

392. Further to the above, two existing rural dwellings are already located closer to the ACA (approximately 400m and 570m) than any dwelling the development would create. The consent conditions of CRC211594 and ODP were specifically framed to protect those dwellings from adverse odour effects and thus will inherently also provide protection to new residential activity within the OCO of the proposed development.

393. Lastly, and notwithstanding the expert advice of NZ Air, the applicant also proposes to apply a no complaints covenant of the Record of Title of all residential lots established within the OCO, which will further reduce the potential for odour reverse sensitivity effects. This is captured within the consent conditions in Appendix 34.

394. On the basis of the above, NZ Air are of the opinion that any odour experienced within the proposed development (i.e. within that part of the OCO to be subdivided for residential activity) will be infrequent, weak and of short duration, such that it is unlikely to be assessed as offensive or objectionable against the FIDOL[15] criteria in Schedule 2 of the Canterbury Air Regional Plan.

395. Relying on the advice of NZ Air, the residual risk of reverse sensitivity effects on the operation of the PRRP is considered to be low, and there will not be significant adverse impacts arising from development within the OCO.

Reverse sensitivity

396. Reverse sensitivity effects are principally associated with the proximity of future residential activity to SH1 and the Main South Railway Line, and to the PRRP. These matters have been specifically considered through the acoustic and air quality assessments. While the proposal will introduce additional sensitive activities in proximity to these established activities, the expert assessments demonstrate that the respective interfaces can be appropriately managed through the proposed mitigation and conditions of consent. Accordingly, the proposal is not expected to give rise to material reverse sensitivity effects or constrain the ongoing lawful operation of SH1, the Main South Railway Line or the PRRP.

Economic

397. The economic assessment prepared by Market Economics Limited (Appendix 2) identifies that the Project would provide a substantial contribution to housing supply within Rolleston, where continued population growth and housing delivery are progressively absorbing available development capacity. While the land is already zoned GRZ and identified for urban growth through DEV-RO7, the existing planning framework is not expected to enable the same scale or timing of development. Relative to a realistic counterfactual of approximately 2,296 dwellings[16], the Project would provide approximately 4,134 dwellings, representing an additional 1,838 dwellings. This includes approximately 768 dwellings within the OCO and approximately 1,070 additional dwellings arising from the higher proposed density outside the overlay. It will also provide for three commercial centres comprising approximately 19,653 m² of commercial development and associated activity, approximately 18,300 m² more than the counterfactual. The centres will provide retail and service activities to support the growing residential community, contributing to the development of an integrated and well-functioning urban environment.

398. The additional capacity is significant in the context of Rolleston's projected housing requirements. The Council's March 2024 housing capacity assessment17 identified only a relatively limited margin of feasible capacity above medium-term demand and a potential long-term shortfall of approximately 5,000 dwellings under the high-growth scenario. Subsequent population and consenting data indicate that growth remains strong, with Rolleston's population increasing from approximately 18,420 people in 2018 to 34,060 in 2025 and an average of almost 780 dwellings consented annually between 2020 and 2025. The Project would therefore

[15] FIDOL" = Frequency, intensity, duration, offensiveness, location.
[16] Refer to the 'existing context / counterfactual' section within the executive summary for further explanation on Market Economics reasoning for this number.
[17] Formative Limited (2024), *Selwyn Residential Capacity and Demand Model – 2023 Post DPR and IPI Decision Update,* March 2024.

assist in maintaining a responsive pipeline of feasible and developable housing capacity, rather than merely adding theoretical plan-enabled capacity.

399. The Project would also provide a more coordinated pathway for the staged delivery of housing, infrastructure, open space and supporting commercial activities. It would enable development to progress notwithstanding the DEV-RO7 limit of 1,500 residential sites before 1 January 2033 and would provide greater certainty over the timing and scale of future land release. The proposed range of housing densities and typologies would increase housing choice and competition within the residential land market, while the integrated provision of neighbourhood centres and community amenities would support a well-functioning urban environment and the efficient, contiguous expansion of Rolleston.

400. The construction and development of the additional residential and commercial capacity is estimated to generate approximately NZ$3.9 billion in net additional gross output, NZ$1.5 billion in net additional value added and approximately 14,800 job-years, including multiplier effects, relative to the counterfactual. Once all three commercial centres are operating at the modelled scale, they are estimated to generate approximately NZ$128 million in additional annual gross output, NZ$69 million in additional annual value added and sustain approximately 1,250 additional jobs, including flow-on effects. These employment estimates should be understood as cumulative job-years during construction and annual jobs sustained through operation, rather than the number of individual workers employed at any one time.

401. Over the 2027–2056 assessment period, the Project is estimated to generate substantial additional economic activity relative to the counterfactual, with the present value of additional value added estimated at approximately NZ$1.5 billion using an 8% real discount rate, or NZ$2.6 billion using a 2% real discount rate. These figures represent additional economic activity rather than net social or community benefit. While some household demand, retail expenditure and construction activity may be transferred from elsewhere, Market Economics' sensitivity testing indicates that, even if only 50% of the estimated value added is additional to the wider economy, the present value remains approximately NZ$750 million at an 8% discount rate and NZ$1.3 billion at a 2% discount rate.

402. Overall, the Project is expected to generate significant regional economic benefits through additional and earlier-realised housing capacity, increased housing choice and market competition, investment in urban infrastructure, construction activity, employment and the ongoing operation of the proposed commercial centres.

403. Potential economic costs principally relate to infrastructure and servicing arrangements, development within the OCO, and the transfer or displacement of economic activity. Based on the supporting infrastructure and servicing proposal as well as the technical evidence relating to air quality effects (Appendix 13 and Appendix 29 respectively), the assessment does not identify material additional economic costs that would be out of proportion to the Project's regional economic benefits.

404. From an economic perspective, the assessment therefore supports the conclusion that the Project generates significant regional benefits and that there is no basis to decline the approvals under section 85(3)(b) of the Act.

Construction activities

405. The development of a project this size involves significant construction works involving earthworks, dewatering, discharges, and construction of infrastructure over a period likely spanning several years. The subdivision construction works have the potential for adverse effects to arise during the construction phase. Appropriate management during the construction phase is therefore essential to ensure that potential adverse effects on the community and natural environment are suitably mitigated or avoided.

406. In terms of effects on neighbours and the local community, the proposed large-scale subdivision works, carried out over a prolonged period and seven stages, have the potential to cause the following nuisance effects:

- Heavy machinery, trucks and general site works can lead to persistent noise levels, disrupting peace and quiet. Early morning starts or weekend work can further amplify the impact.

- Construction traffic has the potential to cause minor delays and spread sediment over local roads.

- Earthworks and vehicle movement across the site can generate dust, particularly in dry conditions. This may affect respiratory health and lead to discomfort or property soiling for residents.

407. Cumulatively, the above effects can lead to neighbours having reduced enjoyment of their homes. The stress and frustration this can cause can build over years of intermittent disturbance.

408. The SMP seeks to mitigate potential nuisance effects by managing construction traffic and reducing dust and noise emissions for the benefit of the local community. A suite of construction related consent conditions is also proposed to ensure these effects are appropriately mitigated.

409. A key feature in managing construction and earthworks related effects is through erosion and sediment control measures. Inovo has prepared a SMP (Appendix 25) that sets out erosion, sediment control and dust measures that would be implemented for the proposed works to avoid or minimise the effects of erosion, sediment and dust on surface water, groundwater and surrounding properties.

410. By way of summary, the basis of the ESCP measures onsite would include:

- Limit of ten hectares of un-stabilised soil, and earthworks areas to be stabilised as soon as practicable

- Silt fences

- Clean and dirty water diversion bunds/ drains

- Stabilisation measures, mulching, grass, seeding.

411. In addition to the overarching construction SMP, additional reports are proposed to be prepared to manage construction effects, as set out and secured within the conditions of consent.

412. Subject to adherence with conditions of consent and ongoing management, the adverse effects associated with the earthworks and construction phase of the development will be no more than minor and acceptable.

Earthworks over Unconfined Aquifer

413. The proposed earthworks would be generally shallow, with a maximum cut depth of 1.0 m within Holmes Block and 1.49 m within Brookside, Skellerup and Skellerup South Block. The total earthwork volume across the site exceeds 100m3. Where the groundwater level is expected to be shallow within Skellerup South Block, the deepest part of the excavation would not maintain one metre of undisturbed material between the excavation and the highest groundwater level. This relates to the excavation required for the construction of the Westhaven Wastewater Pump Station with a maximum excavation depth of 6m, as well as the wastewater trenching which involves a maximum excavation depth of 4m.

414. The earthworks are likely to be carried out during warmer and drier seasons, where groundwater levels are lower and reduce the potential for it to be encountered during construction. In addition, dewatering around the Westhaven Wastewater Pump Station and wastewater trenching is proposed to manage groundwater during excavation and further minimise the risks of groundwater encounter. This will be further discussed in the dewatering section below. Dewatering for the pump station excavation is expected to take approximately 10 - 12 weeks, and trenching will be undertaken progressively, with no more than 100 m of trench open at any one time.

415. In terms of earthworks within 50m of the water race, this relates to works within Holmes Block where the upper reach of the water race is proposed to be retained and realigned. The earthworks within the downstream reach would not be affected by this water race as it would be closed prior to the works starting.

416. To manage the potential effects on the groundwater and water race, precautionary measures will be implemented to prevent and manage on site spills as per details set out in the SMP in Appendix 25. In addition, ESCP measures in various scenarios in accordance with the ECan's Erosion and Sediment Control toolbox will be implemented to control runoff containing contaminants. Site inspection and monitoring will also be carried out during and after construction to ensure the works are undertaken in an appropriate manner. With the management measures in place, the adverse effects on the quality of water in aquifers and watercourses from the proposed excavation works would be sufficiently managed.

417. The proposed earthworks would be stabilised upon completion of the works by grass and mulching or constructing road pavement following the works. Along with the implementation of ESCP measures, earthwork stabilisation would be considered sufficient for post-work treatment on the site. Following construction, stormwater will be managed by the operational stormwater management measures discussed above.

418. Groundwater will only be encountered in the deeper excavations in the Skellerup South Block and possibly in the western end of Brookside Block, where it will be managed by dewatering. As the aquifer is not confined, there is no confining layer or artesian pressure which needs to be maintained. The relatively shallow earthworks are temporary and following works the site will be stabilised. For these reasons, alternative methods or locations for the excavations are

not required and, any adverse effects in relation to the levels and groundwater pressures in the unconfined aquifer will be less than minor.

419. Consistent with the assessment above, the adverse effects of the earthworks on Ngāi Tahu values or on sites of significance to Ngāi Tahu are expected to be less than minor. The site is not subject to any statutory acknowledgment area or identified as being located within areas of significance. There are no natural rivers or watercourses adjacent to the site which may have cultural significance. The proposed conditions, including the accidental discovery protocol, will manage any discovery of sites of cultural significance during the works. Accordingly, it is considered unlikely that the earthworks will have negative impacts on any sites of cultural significance of Ngāi Tahu.

420. Overall, it is considered that the proposed earthworks over unconfined aquifer will have less than minor adverse effects on the surrounding environment given the limited scale and duration of the deeper excavations, the unconfined setting, and the management of groundwater by dewatering. Appropriate sediment and erosion controls and management measures, including site inspection and monitoring will be implemented to prevent any contaminants from entering the groundwater and watercourse.

Construction Phase Stormwater Discharge

421. The construction phase stormwater for each stage would be captured on site and directed to soakage system prior to discharge to ground.

422. Stormwater discharge would be directed to temporary soakage pits. As the discharge will occur to ground specific locations will be provided and included as part of the final Erosion and sediment control plans provided through consent conditions (Appendix 35).

423. As construction would be staged, the works will be limited to no more than 10ha of surface area at any one time. The stormwater discharge would only occur on parts of the site where soil is exposed and prior to stabilisation occurring.

424. In terms of potential site contamination identified in the DSI, remediation of any contamination would occur prior to construction works in accordance with a Remedial Action Plan (proposed as part of the consent conditions in Appendix 35). This will minimise the potential for contaminants to enter construction stormwater runoff.

425. The proposed erosion and sediment control measures would ensure that construction phase stormwater run-off is captured and managed so that no ‘dirty’ water would be discharged from the site during construction. Earthwork areas would be grassed and stabilised (road areas with aggregate/base course) as soon as possible after completing earthworks.

426. The site is predominantly flat and traversed by an existing watercourse being the Paparua Water Race. Flood modelling undertaken by PDP (Appendix 28) illustrates the current surface water flooding patterns across the site.

427. During the construction phase, stormwater will be retained on-site within each designated stage area prior to discharge. The discharge would occur to ground via temporary soakpit at locations to be confirmed as part of final ESCP. This is designed to follow the existing land drainage pattern or site topography. There will be minimal hardstand area proposed during the construction phase, and is not expected to increase flood risks or affect the capacity of the

network to convey the discharge. As a result, the pattern or capacity of the network to convey the discharge would not be affected by the proposed works.

428. The SMP outlines the ESCP measures to be implemented during the construction phase (**Appendix 25**). These measures are designed to ensure effective management of stormwater discharge quality throughout the works. Key controls include the stabilised site entrance, dirty water earth bunds and diversion channels to soakage pits, stabilisation of earthworks and other standard ESCP practices.

429. The consent conditions in **Appendix 35** would also ensure appropriate ESCP measures will be carried out, to ensure sediment-laden water will be retained within the site, and does not discharge into the adjacent water race.

Non-consumptive Take and Discharge from Artificial Watercourse

430. The application proposes water race works, including the realignment of 475m of the upper reach within Holmes Block, a short section of culverting (7m), and the closure and infilling of approximately 2.8 km of the downstream reach within Brookside Block, Skellerup Block and Skellerup South Block.

431. During construction, water will be pumped around the work area and discharged back into the naturalised water race channel in Holmes Block. The diversion of flow will occur at the branch down the retained fork (north-western corner of Brookside Block). The temporary take and discharge are necessary to maintain continuity of supply for any remaining downstream users and allow construction to proceed without interference from water flow. The realignment and closure of the water race are addressed through a separate water race closure process administered by Selwyn District Council.

432. The works will be undertaken in accordance with Sections 6.9 - 6.11 of the Site Management Plan in Appendix 25 and the proposed Regional Council consent conditions in Appendix 35. These measures will protect the water race from sediment-laden runoff, construction debris, concrete washwater, fuel, oils and other contaminants. Where a new or modified alignment is required, the works will be sequenced so that flow is not diverted until the new alignment is complete.

433. The water race works will be carried out during the drier and warmer seasons, to minimise the need for a temporary take. The duration of the non-consumptive take and discharge will be limited to the period of the water race works.

434. The flow rate and volume of the temporary take will match the existing flow in the water race through the use of a pump-and-bypass system. This will ensure ongoing water availability during construction. The realigned channel will be similar in length to the existing section within Holmes Block and is expected to retain the same flow capacity, thereby maintaining its hydraulic function once operational. No relevant limits are set for the race in Section 11 of the LWRP, and it is not subject to a Water Conservation Order.

435. As the water will be returned to the same system and the take will be non-consumptive, the proposal will not materially reduce water availability, adversely affect any authorised take, or impact the regional water distribution network.

436. Potential adverse effects on aquatic ecosystems are considered minor and temporary. Conditions require fish salvage before the works, pump intakes screened with a maximum mesh size of 3 mm to prevent fish entrainment, and culvert design consistent with Regulation 70 of the NES Freshwater and the New Zealand Fish Passage Guidelines to maintain aquatic connectivity. In addition, the Waterway Enhancement Plan provides for ecological enhancement of the retained reach through channel naturalisation, habitat creation, indigenous riparian planting, and ongoing maintenance and monitoring. These measures are expected to improve aquatic habitat values within the retained section of the water race.

437. Overall, the proposed non-consumptive take and discharge will be temporary. The works will be subject to conditions that appropriately manage potential adverse effects on downstream users, aquatic ecology, water quality and cultural values. Accordingly, the adverse effects are considered less than minor.

Dewatering

438. Groundwater levels are shallow within the Skellerup South Block and would likely be encountered within this location during the construction phase associated with the Westhaven Wastewater Pump Station and trenching works. Possible dewatering may be required for the western end of Brookside Block, however this will be limited to trenching in limited locations. Dewatering across the site may be required, but this would meet the permitted activity standard (Rule 5.119 of the LWRP).

439. The works are proposed to occur in the warmer and drier months where the groundwater table is at its lowest point to reduce the amount of dewatering required.

440. Potential adverse effects associated with dewatering are:

- subsidence of the ground due to dewatering (lowering of the water table),
- interference in the groundwater supply to the surrounding bores due to a reduction in groundwater levels,
- and a change in streamflow in the surface waterbody due to a reduction in groundwater levels and inflows due to dewatering.

441. The dewatering assessment prepared by PDP (**Appendix 26**) includes an assessment of the proposed dewatering against the matters of discretion under rule 5.120 under the LWRP. These are summarised as follows:

- The dewatering associated with the trenching works may exceed a period of six months. The dewatering relating to the Westhaven Wastewater Pump Station excavation is however expected to occur for approximately 10 – 12 weeks. It is considered there is potential risk for longer-term stream depletion, and drawdown effects on neighbouring bores and water quality impacts.
- The dewatering will occur within Skellerup South Block, which has been assumed to be not contaminated following the findings of DSI (**Appendix 12**). The wider site is generally free of significant contamination, and any contaminants at these locations would be suitably remediated prior to dewatering works occurring. Therefore, no contaminants are expected to be discharged into the ground.

- Groundwater would be lowered to approximately 6.5 m bgl at the Westhaven Wastewater Pump Station location and approximately 4.5 m bgl for the wastewater pipework trench. Within Brookside Block, groundwater may be required for trenching. These would not result in groundwater level being lowered more than 8 m blg. Based on this, the settlement effects arising from the dewatering are unlikely to occur.

442. Plan Change 8 to the LWRP introduces rules for the take of intercepted groundwater (Rules 5.120A to 5.120D). These rules are not triggered. Plan Change 8 defines the interception of groundwater as the incidental abstraction of groundwater due to an excavation, excluding the abstraction of groundwater by pumping. All groundwater encountered during construction will be lowered by pumping ahead of excavation (PDP, Appendix 26, Section 5.0) and is authorised under Rule 5.120, and no groundwater take is required for the operation of the Westhaven Wastewater Pump Station or other infrastructure.

443. The closest surface water bodies to the proposed activity are the water races along the southern boundary of the site. The portion of the water race adjacent to the works would be closed before dewatering works commence. Abstracted groundwater will be discharged to land only, with no discharge to surface water. In this scenario, the dewatering work is considered to represent a non-consumptive take. As a result, stream depletion effects on surface water bodies are less than minor.

444. Dewatering is not expected to result in adverse effects on the community, group or private drinking water supply bores. The assessment adopts a highly conservative approach, assuming dewatering occurs during the highest groundwater level conditions and at maximum predicted pumping rates. Actual dewatering requirements are expected to be substantially lower. A review of drinking-water bores in the surrounding area identified relatively few shallow bores potentially susceptible to drawdown effects, with many properties also connected to the reticulated public water supply. The modelling demonstrated that predicted drawdown effects remain within the permitted assessment criteria, with no adverse effects on neighbouring drinking-water bores identified. While two observation bores were predicted to be affected, these are monitoring bores rather than drinking-water supplies. Accordingly, the assessment concludes that effects on neighbouring groundwater users will be less than minor.

445. The point of discharge is not within a Community Drinking-water Protection Zone.

446. In summary, the effects of dewatering are considered to be less than minor as dewatering will be localised to the Skellerup South Block and can be managed through appropriate treatment (using silt tanks where necessary) and erosion and sediment control methods.

Effects Summary and Conclusion

447. The project has been assessed for various adverse effects on the environment as summarised below.

Urban design and form

448. The proposal will provide a coherent and integrated extension of Rolleston's urban area. While it departs materially from aspects of the urban form anticipated by DEV-RO7, including density, commercial development and development within the OCO, the urban design assessment

concludes that the resulting development will remain well connected, functional and appropriately integrated with the surrounding urban environment.

Character and Amenity

449. Whilst the existing rural landscape character of the site would change to that of an urban character, this change is already anticipated by the existing framework. DCM assesses landscape effects as Low and residual visual effects as generally Low.

Geotechnical

450. The site has been assessed as 'TC1 like' with no geotechnical limitations anticipated which would impact the proposed subdivision and residential or commercial development.

Natural Hazards - flooding

451. The modelling demonstrates that the proposed development can maintain existing through-site flood conveyance, provide flood-free residential building platforms, and avoid an increase in total peak discharge leaving the Site. Site-specific survey information will inform detailed design, including refinement of internal and boundary conveyance arrangements and management of any residual localised off-site effects. The proposed development is therefore considered acceptable from a flood management perspective.

Natural Hazards – Climate change and other

452. The development site is not at risk from any other natural hazards and is appropriate for the development. The potential effects of climate change have been incorporated into the technical assessments supporting the Application, where relevant. In particular, the flood and stormwater assessments have allowed for climate change in assessing future rainfall and flood conditions and informing the proposed stormwater and overland flow-path design. The Project design therefore responds to the potential effects of climate change and the natural hazards identified for the site.

Infrastructure

453. The above assessment confirms that the development is capable of being appropriately serviced, although additional wastewater and potable-water infrastructure and network capacity will be required as development progresses. Feasible servicing pathways have been identified by Inovo, with development to be staged so that the infrastructure and capacity necessary to service each stage is available or provided before connection. Having regard to this staged approach and the ability under s84A of the FTAA to impose conditions to ensure that infrastructure relied upon by the development is or can be made adequate, the identified servicing constraints can be appropriately managed and the resulting infrastructure servicing effects are considered acceptable.

Aquatic Ecology

454. There is only one artificial waterway located within or adjacent to the site, being a branch of the Paparua Water Race scheme. The assessment notes the water race within the site at this location has moderate aquatic ecological values, with the presence of two At-Risk taxa which would be protected by the proposal.

455. While the proposal would result in realignment of 475 m of the upper reach of the water race, and the closure of the 2.8 km of the downstream reach, adverse effects have been minimised through the naturalisation of the realigned channel, including the implementation of a Waterway Enhancement Plan.

Terrestrial Wildlife - Lizards

456. The PDP assessment identifies moderate quality lizard habitat across parts of the site and a high likelihood risk of indigenous lizards being present, particularly southern grass skink, which is classified as At Risk – Declining. Development may result in habitat loss and the incidental injury or mortality of lizards during vegetation clearance and earthworks. Baseline surveys are underway to confirm lizard presence, distribution and density, with the results to inform a LMP and associated management measures. Provision has also been made for a 2,000m² lizard habitat area within Pines Reserve, which can be expanded if required (pending the survey results), to provide habitat enhancement and accommodate relocated lizards. Subject to these measures and the proposed Wildlife Approval conditions, effects on indigenous lizards can be appropriately managed.

Wetlands

457. The site contains a natural inland wetland as defined by NES Freshwater. When assessed against the effects management hierarchy in the NPS- FM, the proposal to remove the small and isolated wetland within an urban environment is considered to be consistent with the NPS-FM outcome, which provides a pathway for this for the purpose of urban development. It has been assessed that no practicable alternative locations for the activities within the development area that would have lesser adverse effects on a natural inland wetland. Although no offsetting or compensation measures for the wetland loss are proposed, any residual effects are considered to be less than minor and be mitigated through a wetland ecological management plan and ecological enhancement measures across the wider development.

Air quality - Odour

458. The air quality assessment identifies the PRRP as the principal potential source of odour effects relevant to the development and recommends a 600m setback from the ACA to the closest residential allotment to appropriately manage those effects. The proposed subdivision responds to this constraint through the location and staging of residential development relative to the recommended setback, together with the proposed controls applying to development within the affected area. On this basis, and subject to the recommended mitigation and consent conditions, potential air quality effects on future residents can be appropriately managed.

Noise effects

459. The acoustic assessment identifies potential noise and reverse sensitivity effects associated principally with SH1, the Main South Line and West Rolleston Primary School. These effects can be appropriately managed through the proposed acoustic bund and fencing and the applicable District Plan requirements for future dwellings within the relevant noise control overlays. Subject to the recommended mitigation, the assessment concludes that the noise environment within Westhaven will be suitable for residential activities.

Construction Activities

460. Various environmental effects resulting from proposed construction activities have been addressed including in respect of amenity, stormwater management, non-consumptive take and discharge to an artificial watercourse and dewatering. A range of mitigation measures are included in the proposed consent conditions to ensure adverse effects are minimised to acceptable levels.

Transport

461. The additional traffic can be accommodated by the wider network, subject to the staged, condition-linked upgrades in Table 5. Some movements will operate at Level of Service F at peak times, but these effects are localised and do not compromise the safe and efficient operation of the network.

Land Contamination

462. Contamination is localised and typical of former rural use. Subject to a RAP and site validation before section 224 certification, the site can be made suitable for residential use, and effects on human health will be less than minor.

Conclusion

463. While the proposal would generate a range of adverse effects, they can be and are mitigated through design, infrastructure upgrades and conditions of consent. The proposal will provide a well-designed and connected development that aligns with best practice urban design principles. Overall, the adverse effects of the Project are acceptable. Most are less than minor or minor once the proposed design measures and conditions are applied. The effects that warrant closer attention – odour reverse sensitivity within the OCO, infrastructure capacity and sequencing, transport, flood conveyance and indigenous lizards – have each been assessed by the relevant experts and can be appropriately managed through staging, detailed design and the proposed conditions. None is assessed as significant.

Relevant Provisions of Planning Instruments

464. Clause 1(h) of Schedule 5 of the Act requires an assessment of the activity against relevant provisions of planning instruments. The relevant planning instruments are as follows:

- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement on Indigenous Biodiversity
- National Policy Statement on Natural Hazards
- National Policy Statement on Infrastructure
- Canterbury Regional Policy Statement
- Canterbury Land and Water Regional Plan
- Partially Operative Selwyn District Plan

465. The full assessment is included at **Appendix 33** with high level summaries included below. For the sake of brevity, objectives and policies considered irrelevant to the proposal are not addressed in the assessment of statutory planning documents.

National Policy Statements

NPS-UD

466. The NPS-UD seeks to ensure that main urban centres of New Zealand are well-functioning. It sets out objectives and policies to support urban growth and development, addressing the needs of diverse communities.

467. The assessment concludes that the proposed is consistent with the NPS-UD for the following reasons, being:

- The proposal will support the provision of substantial additional housing capacity and greater housing choice in Rolleston.
- The proposal will contribute to a well-functioning urban environment,
- Is able to be adequately serviced with infrastructure, and
- Is well-connected along transport corridors.

468. These findings lead to the conclusion that the proposal is consistent with the NPS-UD.

NPS-FM

469. The NPS-FM aims to protect and restore the health of freshwater; putting the needs of the water itself first, while ensuring people have safe drinking water and can continue to meet their wider wellbeing needs in a sustainable manner.

470. The proposal will protect and restore the health of freshwater, noting the riparian planting proposed alongside part of the existing drain. Management of groundwater quality through public and private soak pits, and appropriate ESCP measurements.

471. The key area of tension relates to the loss of the natural inland wetland, which does not align with the directive to avoid further loss of extent. Given the small size and low ecological value, however, the residual effects of that loss are less than minor and no offsetting or compensation is proposed.

NPS-IB

472. The NPS-IB seeks to ensure the maintenance of indigenous biodiversity, through recognising kaitiakitanga, community stewardship, protection and restoration of ecosystems and safeguarding wellbeing for current and future generations.

473. The terrestrial ecology assessment identifies potential adverse effects on indigenous lizards associated with habitat loss and potential injury or mortality during vegetation clearance and earthworks. These effects will be managed through baseline surveys, preparation and implementation of a LMP, and measures including salvage and relocation, avoidance where practicable, and habitat enhancement within Pines Reserve. The extent of habitat enhancement can be adapted in response to the baseline survey findings. On this basis, the proposal provides an appropriate framework to manage effects on indigenous lizards and is consistent with the NPS-IB objective of maintaining indigenous biodiversity

NPS-NH

474. The NPS-NH provides direction to ensure that natural hazard risk to people and property from subdivision, land use, and development is managed through a consistent, risk-based, and proportionate framework that avoids, mitigates, or reduces natural hazard risks based on their severity.

475. The proposal proposal has appropriately identified and managed natural hazard risk. PDP's assessment applies the NPS-NH risk framework and concludes that, although localised changes in flood depth and hazard extent are predicted, the overall distribution of flood hazard beyond the site remains generally similar to existing conditions. The development can be configured to maintain existing through-site flood conveyance, provide residential building platforms that remain free from flooding up to the 0.5% AEP event, and avoid an increase in total peak discharge leaving the site. Further detailed design (through conditions of consent) will address local flow-path distribution and safe internal access, including dedicated overland-flow channels or other formal conveyance measures where sections of the internal road network are subject to high-hazard flooding.

NPS-I

476. Whilst the proposal is not an infrastructure project per se, it engages the NPS-I which directs decision-makers to recognise and provide for the benefits/needs of infrastructure and to enable efficient development, operation and maintenance.

477. The NPS-I supports the efficient and coordinated development of infrastructure and its integration with existing infrastructure and land use. The Project will establish new roading, stormwater, wastewater, potable water, electricity and telecommunications infrastructure, with necessary upgrades and additional network capacity to be progressively provided as development proceeds.

478. Of particular relevance, the NPS-I also seeks to protect the efficient and effective operation of existing infrastructure. This has been specifically addressed in relation to the PRRP, including the proposed residential development within the OCO and recommendation of NZ Air within their assessment (**Appendix 29**). A minimum 600m separation from the ACA, together with no-complaints covenants for properties within the OCO as recommended by NZ Air and proposed to manage potential reverse sensitivity effects and protect the continued operation of the PRRP. With respect to the State Highway and Rail Corridor, the recommendations within **Appendix 27** have been adopted as part of the subdivision design to manage noise effects. With these recommendations in place, the assessment in **Appendix 27** concludes that the potential for reverse sensitivity effects on the operation of the strategic road and rail network to be appropriately managed.

479. For completeness, it is the Applicant's understanding that Policies 10 and 11 relate to planning instruments and thus are not relevant to the determination of this application. Even if the Panel were of the mind to consider these Policies relevant, the Project is consistent with their outcomes based on the recommendations by NZ Air and Powell Fenwick (as set out in the paragraph above). These recommendations will appropriately manage the interface and compatibility of the new activities with the PRRP and the State Highway and Rail Corridor.

480. In conclusion, the Project is considered generally consistent with the NPS-I. It provides for the infrastructure necessary to support the development, enables its coordinated integration with existing networks, and incorporates measures to protect the continued operation of existing infrastructure.

Canterbury Regional Policy Statement

481. An assessment against the provisions of the Canterbury Regional Policy Statement (RPS) is contained within Appendix 33. Based on that assessment the proposal is considered to be generally consistent with the objectives and policies relating to urban form and growth, urban design, freshwater management, biodiversity, natural hazards, landscape, transport integration, infrastructure servicing and protection of important existing infrastructure. This consistency is formed on the fact that the development is within the urban area and is largely anticipated by the existing planning framework.

482. The conclusion in respect of consistent with the CRPS is supported by an assessment of the environmental results anticipated by Chapter 6 of the CRPS, as set out in **Table 5** below.

Table 6. CRPS Anticipated Environmental Results

Anticipated Environmental Result	Analysis
1. *Recovery and rebuilding is enabled within Greater Christchurch*	The development responds to a need for additional housing within Greater Christchurch, thereby supporting the continued ongoing recovery and rebuilding of Greater Christchurch.
2. *Priority areas, Future Development Areas and existing urban areas identified provide the location for all new urban development.*	The site is located within the existing urban area of Rolleston (recognising its zoning under the operative planning framework)
3. *Significant natural resources are protected from inappropriate development.*	The proposal will not adversely affect any significant natural resource.
4. *People are protected from unacceptable risk from natural hazards.*	The flood modelling report demonstrates that the development is acceptable from a flood hazard perspective. The site is not affected by any other natural hazard.
5. *Infrastructure, and urban and rural development, are developed in an integrated manner.*	The development forms a natural extension of the existing urban area of Rolleston, and the subdivision design will ensure it forms an integrated and consolidated development. Measures adopted as part of the subdivision design will ensure the efficient operation of existing infrastructure is appropriately protected.
6. *The use of existing infrastructure is optimised.*	Existing infrastructure will be utilised where possible, with upgrades proposed as necessary.
7. *Development opportunities are provided for on Maori Reserves.*	Not applicable.
8. *Growth is provided for through both greenfield and brownfield development opportunities.*	The proposal provides for greenfield development opportunities in a part of Rolleston that is already identified for residential development under the existing planning framework.
9. *Higher density living environments are provided.*	The development provides for areas of high-density development within the subdivision.
10. *Greenfield development is provided for at a rate that meets demand and enables the efficient provision and use of infrastructure.*	The economic assessment acknowledges the high demand for housing within Rolleston and the Selwyn District. The proposal provides for the efficient provision and use of infrastructure (and suitably protects the efficient operation of existing infrastructure).
11. *Growth of rural towns within Greater Christchurch is sustainable and encourages self sufficiency.*	Rolleston is not a rural town. Nonetheless, the proposed commercial centres within the development will assist in increasing the level of self-sufficiency.
12. *Rural residential development is appropriately managed.*	Not applicable.
13. *Development incorporates good urban design.*	The proposal is consistent noting the conclusions of DCM in their urban design assessment.

14. *Areas of special amenity, heritage value or importance to Ngai Tahu are retained.*	With regards to areas of importance to Ngāi Tahu, the proposal provides for the enhancement of the existing water race, thus protecting and enhancing freshwater.
15. *Residential development contains a range of densities.*	The proposal is consistent, providing for medium density type development and with areas of high density.
16. *Transport infrastructure appropriately manages network congestion, dependency of private vehicles is reduced, emissions and energy use from vehicles is reduced, and transport safety is enhanced.*	The proposal is consistent, noting the conclusions reached in the Novo Group transport assessment.
17. *The function and role of the Central City, the Key Activity and neighbourhood centres is maintained.*	The proposal is consistent, noting the conclusions of the economic assessment.
18. *Sufficient business land is provided for, and different types of business activity take place in appropriate locations, adopting appropriate urban design qualities.*	The proposal is consistent, noting the provision for commercial activity and the economic assessment supporting this.
19. *Development opportunities for a metropolitan recreation facility at 466 – 482 Yaldhurst Road are provided for.*	Not applicable.
20. *Commercial film or video production activities are enabled to support the regional economy and provide employment opportunities.*	Not applicable.
21. *Sufficient opportunities for development are provided to meet the housing and business needs of people and communities – both current and future.*	The proposal provides an opportunity for development within an area of Rolleston that is anticipated to be developed to meet housing and business needs of people and communities. The proposal is consistent with this outcome.

Canterbury Land and Water Regional Plan

483. The LWRP provides clear direction for how land and water are managed in Canterbury to ensure sustainable use, environmental protection, and integrated management of the region's freshwater resources.

484. The proposal is generally consistent with the objectives and policies of the LWRP, particularly in relation to integrated water management, water quality improvement, and the restoration of ecological function. The development incorporates stormwater treatment and riparian restoration which collectively deliver enhanced freshwater outcomes relative to the existing land use.

485. Whilst the proposal involves the loss of a natural inland wetland, there is a pathway for this under Regulation 45C of the NES-FM, with the site zoned for urban development in the POSDP. The effects management hierarchy of the NPS-FM have also been considered. The wetland ecological management plan would ensure the effects on ecological values arising from the wetland loss are mitigated. While offsetting or compensation for the loss of small and low value wetland is not proposed, ecological enhancement is proposed in the wider development area to maintain and improve the overall ecological values within the site.

486. Overall, the proposal is considered to be consistent with the overall direction of the LWRP.

Canterbury Air Regional Plan

487. The objectives and policies of the Canterbury Air Regional Plan (CARP) broadly seek (in relation to those activities emitting discharges to air) best practicable options to minimise the effects of discharges, manage and in some situations avoid discharges of PM10, manage discharges of odour and dust from solid or liquid waste, and addressing localised effects of discharges including relative to sensitive receptors. The proposal is consistent with objectives of the CARP.

Partially Operative Selwyn District Plan (Appeals Version)

488. The POSDP was notified on 5 October 2020, with decisions made on 28 November 2023. An assessment of the relevant provisions in the POSDP is provided in Appendix 33.

489. The proposal achieves a number of the broader outcomes sought by the POSDP, including substantial additional housing and business capacity, an integrated transport and open-space network, and coordinated infrastructure provision. The site is already zoned for residential development and subject to DEV-RO7, and the proposal retains some key elements of the anticipated urban structure, including principal movement connections, commercial centres, reserves and green links. However, there are clear and material areas of policy inconsistency. In particular, the proposal departs from DEV-RO7 through increased residential density, residential development within part of the Pines OCO, changes to the reserve and road network, and changes to the scale and location of commercial centres. These departures result in inconsistency with SUB-P5 and SUB-P12, RESZ-P1 and the planned urban form component of RESZ-P3, together with aspects of the Commercial zoning framework.

490. The proposal represents a substantive departure from the particular urban form, density and commercial outcomes anticipated by the POSDP for DEV-RO7 and cannot reasonably be characterised as consistent with the District Plan framework as a whole. Nevertheless, it continues to achieve a number of the Plan's broader outcomes relating to housing supply and choice, connectivity, amenity and integrated infrastructure, and the technical assessments demonstrate that the environmental effects associated with the alternative development outcome can be appropriately managed.

491. The identified policy inconsistencies therefore remain relevant to the overall statutory evaluation and weighting of the proposal.

Assessment Summary and Conclusion

492. In summary of the above:

- The proposal is generally consistent with the NPS-UD, NPS-IB, NPS-NH and NPS-I, including through the provision of substantial housing capacity, integrated transport and infrastructure, and measures to protect existing infrastructure, particularly the PRRP, State Highway and Rail Corridor.

- There is specific policy tension with the NPS-FM arising from the loss of the natural inland wetland. However, the wetland is small and of low ecological value, and the resulting effects are assessed as less than minor and will be managed through the proposed ecological measures.

- The proposal is generally consistent with the CRPS and LWRP, including in relation to urban growth, infrastructure integration, freshwater management, transport and environmental effects.

- The most significant policy tension arises under the POSDP. While the proposal achieves a number of the District Plan's broader outcomes, it represents a material departure from the urban form anticipated by DEV-RO7, particularly in relation to density, development within the Pines OCO, the road and reserve network, and the scale and location of commercial centres.

493. The identified policy inconsistencies are relevant to the statutory assessment and have been expressly acknowledged. However, they are not determinative of the ultimate decision under the FTAA. The s85 assessment requires an overall evaluative judgment of the adverse impacts of a project against its regional or national benefits, taking into account the effect of conditions and other mitigation measures. In that context, the policy tensions identified above must be considered alongside the Project's significant regional benefits and the extent to which its adverse environmental effects can be appropriately managed.

Non-statutory Planning Documents

Mahaanui Iwi Management Plan

494. The IMP sets out Ngai Tahu's issues, objectives, 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. The IMP is primarily a tool for the Rūnanga in the area it covers. The plan also provides guidance to territorial authorities and others. A high-level assessment of the relevant themes of the IMP is provided below.

495. The IMP sets out the broad issues as well as the specifics for certain issues. These matters are considered below, as they are relevant to the proposal. The IMP does not identify any specific cultural values associated with the subject land that might be adversely impacted by its development.

Ranginui

496. The relevant matters identified in IMP are discharges to air and the protection of night-time darkness. The proposal 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 ECan through the CARP. The POSDP controls lighting appropriate to the zone.

Wai Māori

497. 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. As discussed previously, whilst there is some tension and cultural sensitivity with the loss of the wetland area, the proposal will appropriately respond to for this through the extensive riparian planting proposed. The proposal has been carefully developed to respond to potential concerns through the ecological and water quality improvements. To ensure that surface water quality is not adversely affected, all discharges from the development are proposed to be treated and attenuated in accordance with best practice stormwater management.

Papatūanuku

498. The use of land and how it is developed is of importance to Rūnanga. The potential effects of the proposal on the environment have been discussed in the assessment of effects above. That assessment concludes that there will be minimum adverse impacts on the quality of the natural environment as no waste or contamination will be discharged in a matter that would compromise the mauri of surface or groundwater.

Tāne Mahuta

499. 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 and was subsequently rezoned for residential development. The existing water race supports aquatic habitat, while the site also contains potential indigenous lizard habitat. Effects will be managed through fish salvage, water race and habitat enhancement, and the proposed LMP.

Ngā tūtohu whenua

500. There are no known wāhi tapu or wāhi taonga sites within the application site or close by.

Te Rūnanga o Ngāi Tahu – Freshwater Policy

501. The provisions of the freshwater policy are consistent with the provisions in the IMP, albeit with a more specific focus on freshwater resources. For the avoidance of repetition, the reader is referred to the technical assessments concerned with freshwater resources and the assessment of the IMP above. It is concluded that the proposal is generally consistent with the Te Rūnanga o Ngāi Tahu – Freshwater Policy.

Greater Christchurch Spatial Plan

502. The Greater Christchurch Spatial Plan (GCSP) constitutes a Future Development Strategy (FDS) as defined in the NPS-UD. It identifies 'broad locations' in setting guidance and parameters for the identification and consideration for future growth. The GCSP identifies Rolleston as an important focus for accommodating future growth within Greater Christchurch. While the Westhaven site is not separately identified as a discrete future urban growth area in

the Spatial Plan, its development contributes to the planned growth and consolidation of Rolleston.

503. Recognising this, and the fact that the site is zoned and anticipated for growth, the proposal is consistent with the strategic direction and desired pattern of growth in the GCSP, acknowledging its focus on intensification while recognising the continued need for greenfield growth in response to housing demands.

Selwyn 2031: District Development Strategy

504. The Selwyn 2031: District Development Strategy established a strategic framework for accommodating growth within Selwyn District to 2031, including a consolidated approach to urban growth and a focus on accommodating a substantial proportion of future urban population growth within the Greater Christchurch townships, including Rolleston. The Strategy also anticipated development occurring in accordance with outline development plans and higher-level strategic planning documents. While the Strategy provides broader strategic support for the continued growth of Rolleston, its relevance to the project is now relatively limited given its age and the subsequent planning processes that have occurred. In particular, the Westhaven site is now zoned for residential development and subject to DEV-RO7 under the POSDP. Accordingly, the POSDP provides the more direct and contemporary expression of the anticipated land use for the site.

Relevant Other Matters

Mitigation Measures and Monitoring

505. The Act outlines several requirements and considerations for setting consent conditions, depending on the type of approval sought. Clause 17 of Schedule 5 sets out the criteria and other matters for the assessment of a consent application, and clause 18 of Schedule 5 points to the parts of the RMA relevant to setting conditions.

506. When setting conditions on a resource consent, the panel must apply parts 6, 9 and 10 of the RMA that are relevant to setting conditions on a resource consent, subject to all necessary modifications. A reference to a consent authority is read as a reference to a panel.

507. The conditions proposed as part of the application to address adverse effects or to address aspects of the subdivision approval for infrastructure design / vesting are attached in **Appendix 34** (District Council conditions) and **Appendix 35** (Regional Council conditions). Conditions relevant to the Wildlife Permit are attached in **Appendix 36**. Included within these documents are monitoring conditions which describe how and by whom effects would be monitored if the activity is approved.

Consideration of Alternatives

508. Consideration of alternatives has been undertaken where relevant to particular effects and statutory requirements, including in relation to the natural inland wetland. Having regard to the nature and scale of the other effects identified above, no broader alternatives assessment is considered necessary.

RMA Part 2 and Sections 106 & 106A

Part 2

509. Part 2 of the RMA sets out its purpose and principles which are to promote the sustainable management of natural and physical resources. Section 5 sets out the purpose as follows:

> *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.*

510. When assessing the application, the Act requires the panel to take into account the purpose of the RMA as well as sections 6 and 7.

511. Section 6 sets out matters of national importance which must be recognised and provided for. Subclauses (a) and (d) are relevant to this application and are set out and assessed in turn below.

> *(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.*

512. The proposal would result in the permanent loss of one natural inland wetland within the site and therefore engages section 6(a) directly. As per the assessment of PDP, the wetland proposed to be removed is very small, highly modified by long-term agricultural use (and likely induced via this use) and of low ecological value. The wetland does not include any natural springheads, nor does it comprise any intact system with high natural character value.

513. The proposal will retain the existing water race in the northern extent of the site, with riparian restoration planting proposed to enhance the values of this waterbody. Public access along this water way will also be enhanced. The filling of the water race in the southern area of the site is acceptable from an aquatic ecological perspective.

514. Section 6(a) places strong emphasis on preservation. In this instance, the proposal recognises the importance of natural character by prioritising the retention and enhancement of the water race and improving the overall quality and resilience of the freshwater network. Whilst residual impacts on wetland extent remain, they are localised and will have a very low effect.

> *(d) The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers.*

515. At present access to the waterway (water race) within the site is limited and largely private, with margins degraded by agricultural use. The proposal would significantly enhance public access

with a walking and recreational corridor provided along this margin, providing visual connection to water, and integration of open space with the wider subdivision. The proposal will thereby achieve a net improvement in public access and amenity consistent with section 6(d).

516. Section 7 requires particular regard to be had to 'other matters'. Of relevance to this application are:

(b) The efficient use and development of natural and physical resources

(c) The maintenance and enhancement of amenity values; and

(f) Maintenance and enhancement of the quality of the environment.

517. The proposal is considered to be an efficient use of the land resource as it provides for the expansion of Rolleston, in an area that is already identified for urban growth, assisting in meeting strong demand for residential land in Rolleston.

518. Amenity values would be maintained and enhanced. Whilst the existing rural character would change to a more urban form, this change is already anticipated by the operative planning framework. Through careful design of the subdivision, the proposal will deliver a high-quality residential environment.

519. Environmental quality will be enhanced in respect of ecology and through large scale landscaping.

520. The preceding assessment demonstrates that the proposal achieves the purpose of the RMA.

Section 106

521. Based on the geotechnical assessment (**Appendix 15**) and the flood hazard assessment (**Appendix 28**), the site is not likely to be subject to any significant hazard, refer to section 106(1)(a). Sufficient provision is made for legal and physical access to all allotments in accordance with section 106(1)(c).

Section 106A

522. The area of the site that is proposed to accommodate residential activity is subject to the flood assessment area but is not within any high hazard area. The geotechnical investigation has determined that the site is not susceptible to earthquake, liquefaction damage or land instability, and that the land can be considered TC-1 equivalent.

523. On the basis of the geotechnical and flood assessments, the proposed subdivision and development:

- is not likely to be subject to any significant hazards, individually or in combination,
- would not result in a significant extent of material damage by natural hazards; and
- would not result in adverse effects on the health or safety of people.

524. For these above reasons, the proposal is assessed as being in accordance with s106A.

Wildlife Approval

525. A wildlife approval is sought pursuant to section 42(4)(h) of the FTAA to authorise the capture, handling and relocation of protected native lizards associated with construction of the Project, should this be required. The approval also provides for incidental harm or mortality where this is unavoidable and foreseeable, and all reasonable efforts have been made to avoid such effects.

526. PDP has undertaken a desktop assessment and site survey to assess the availability of lizard habitat and likelihood of lizard presence across the site (Appendix 19). The assessment identified records of southern grass skink, classified as 'At Risk - Declining', and McCann's skink, classified as 'Not Threatened', within 5 km of the site, including records of southern grass skink in close proximity to the site boundary. The site assessment identified moderate-quality lizard habitat associated principally with rank grass, dry water races, gorse, macrocarpa plantings, woody debris and other potential refugia. On this basis, PDP considers there to be a high likelihood of lizard presence and recommends that a Wildlife Approval be sought as part of the substantive application

527. PDP is currently undertaking baseline lizard surveys during the 2026/27 South Island lizard survey season to confirm the presence, distribution and density of lizards within the site. Survey equipment was installed on 5 October 2026, with the survey focused on areas identified as providing suitable lizard habitat. The results will inform the detailed management measures required to appropriately manage effects associated with vegetation and habitat clearance.

528. Schedule 7, clause 2 of the Act sets out the information requirements for a wildlife approval. The information and assessment contained in the Terrestrial Ecology Assessment at Appendix 21 address these requirements, including the activities involving protected wildlife, potentially affected species, potential effects, proposed management measures and the location of the activities. PDP identifies the principal potential effects as loss of lizard habitat and accidental injury or mortality during construction.

529. A LMP will be prepared following completion of the baseline surveys and will set out the detailed measures required to avoid, minimise and mitigate effects on lizards, including salvage and relocation where required. A 2,000 m² dedicated lizard habitat area is provided within Pines Reserve (refer Appendix B of **Appendix 19**), incorporating habitat planting, aggregate and woody debris refugia and an exclusion fence, with scope to expand the habitat area depending on the population and density identified through the baseline surveys. Draft Wildlife Approval conditions are included with the application (**Appendix 36**) and require works relating to lizards to be undertaken in accordance with the LMP, together with requirements relating to capture, handling, relocation, habitat enhancement, monitoring and reporting.

Section 85(3) Assessment

530. As per the panel's decision-making considerations under the Act, because the proposal does not involve activities which would require refusal as referenced in section 85(1), this application could only be declined if it would result in sufficiently significant 'adverse impacts' that are out of proportion to the regional or national benefits of the project (see section 85(3). As per the

panel's decision-making considerations under the Act, because the proposal does not involve activities which would require refusal as referenced in section 85(1), this application could only be declined if it would result in sufficiently significant 'adverse impacts' that are out of proportion to the regional or national benefits of the project (see section 85(3)). As per section 85(5) of the Act, an adverse impact means any matter considered by the panel (as per section 81(2)) that weighs against granting the approval. These matters include adverse environmental effects and inconsistency with planning documents, among other matters.

531. The Act expressly anticipates that some Fast-track projects may involve activities that the planning documents would not normally allow – that is, the Act allows consideration of prohibited activities and other activities that would normally require a decision maker to decline an application for resource consent – and provides the panel with discretion to consider them on their merits.

532. The key question for the panel is therefore not whether the proposal aligns well with the planning documents, but whether the adverse impacts are so significant or disproportionate that they outweigh the project's benefits.

533. Policy consistency remains relevant under the Act, but section 85(4) confirms that an adverse impact cannot meet the section 85(3)(b) threshold solely because it is inconsistent with or contrary to a provision of a specified Act or any other document the Panel must take into account under section 81(2). Accordingly, any policy misalignment is relevant only to the extent it reflects, or is supported by, a demonstrable and sufficiently significant adverse impact (after consideration of the effect of conditions).

534. The provisions of planning documents assessment (**Appendix 33**) identify several policy tensions as briefly summarised below.

- **Odour effects**: the proposal involves subdivision and development of residential activity closer to the PRRP composting operation than contemplated for under the operative planning framework;

- **Residential density and outcomes sought by DEV-RO7:** the proposal deviates from the provisions guiding DEV-RO7, including the adoption of MRZ, increased commercial GFA and overall scale and sequencing of infrastructure.

- **Wetland loss**: the proposal includes loss of wetlands despite avoid directives in NPS-FM and LWRP.

- **Loss of lizard habitat:** pending the completion of the lizard baseline survey, the proposal will likely include the loss of indigenous lizard habitat and potential effects on indigenous lizards.

535. While the proposal gives rise to clear policy tensions and other adverse impacts, those matters vary in nature and significance and are not appropriately characterised solely by reference to RMA effects terminology. As addressed above, the proposal represents a material departure from aspects of DEV-RO7 and the POSDP framework. Those inconsistencies, together with the identified environmental effects, are relevant adverse impacts for the purposes of s85. However, having regard to their nature and significance and the proposed mitigation and

conditions, none is assessed as sufficiently significant, whether individually or cumulatively, to be out of proportion to the Project's regional benefits.

536. For the avoidance of doubt, none of the remaining adverse impacts associated with the proposal are considered to be of a scale or nature that would weigh materially against granting approval.

Air Quality – Odour

Adverse Impacts

537. The relevant potential adverse impact arising from air quality is reverse sensitivity associated with the PRRP. Residential development is proposed within the 1,000m setback controlled by the OCO, which is intended to manage potential conflict between sensitive activities and the existing composting operation. The proposal therefore represents a departure from the spatial separation anticipated by the OCO under the operative planning framework. However, consistent with section 85(4), the relevant consideration is the effect associated with that departure, namely whether the introduction of additional residential receptors could result in odour complaints that compromise, constrain or curtail the existing consented operation of the PRRP

538. In terms of that potential effect, the proposal maintains a minimum 600m separation between the PRRP ACA and the nearest proposed dwelling. Residential allotments within the balance of the OCO, between 600m and 1,000m, are also proposed to be subject to no-complaints covenants. Two existing rural dwellings are presently located closer to the ACAActive Composting AreaACA, at approximately 400m and 570m respectively.

539. As discussed in the above assessment of effects, NZ Air has undertaken a site-specific assessment of the potential for odour and consequential reverse sensitivity effects (Appe**ndix 29**). That assessment concludes that the potential for such effects is low, including because:

- The PRRP is considered to be a comparatively low-risk odour source, notwithstanding the use of turned windrow composting;
- its consent conditions and associated ODMP require industry good practice management and mitigation, including restrictions on windrow turning during wind conditions that may direct odour towards the Project;
- the 2022 odour scout survey did not identify composting odour beyond approximately 350m downwind of the facility;
- NZ Air’s experience of comparable New Zealand composting facilities indicates that odour effects are generally contained within approximately 400m;
- prevailing north-easterly winds carry odour away from the Project site, with low speed winds towards the Holmes Block and Westhaven Central occurring relatively infrequently; and
- the community survey indicates that composting odour is principally experienced at the closest existing receptor, approximately 400m from the ACA.

540. While occasionally odour may be experienced within the development, NZ Air considers that any such odour would be infrequent, weak and of short duration, and unlikely to be assessed as offensive or objectionable against the FIDOL criteria in Schedule 2 of the Air Plan. The proposed no-complaints covenants provide an additional response by alerting future landowners to the presence and operation of the PRRP, although the assessment does not rely on those covenants alone.

541. Overall, the potential air quality and reverse sensitivity effects have been assessed as low and not significant. If, however, the Panel reaches a different view and considers these effects to constitute a significant adverse impact, they should be considered alongside the other significant adverse impacts identified below when undertaking the proportionality assessment required by section 85(3).

Weighting Adverse Impacts Against Benefits

542. The Act expressly anticipates that Fast-track projects may involve departures from policy direction, including existing planning and policy frameworks, and requires weight to be given to such matters to be assessed through a proportionality lens rather than treated as determinative.

543. If notwithstanding the assessment above, the Panel considers the potential odour and reverse sensitivity effects associated with residential development within the OCO to constitute a significant adverse impact, section 85(3) requires that impact to be weighed against the Project's regional or national benefits. In undertaking that assessment, the potential impact must be considered after taking into account the measures incorporated into the Project to avoid or mitigate it.

544. In this case, the potential adverse impact is confined to the relationship between residential development proposed between 600m and 1,000m from the PRRP ACA and the continued operation of that facility. The Project maintains a minimum 600 m separation from the ACA, with no-complaints covenants proposed for residential allotments within the OCO. NZ Air concludes that a 600m separation is appropriate and sufficient to avoid adverse reverse sensitivity effects, and that any odour experienced within the development would be infrequent, weak and of short duration. Overall, NZ Air assesses the residual potential for reverse sensitivity effects on the PRRP as low and not significant.

545. Against that potential adverse impact, the Project will deliver approximately 4,134 dwellings, including approximately 1,838 dwellings that Market Economics assesses as additional to the realistic counterfactual. Importantly in the context of the OCO, approximately 768 of those additional dwellings are located within the OCO and are not assumed to be realistically delivered under the counterfactual. The Project therefore enables substantial additional housing capacity on land already zoned for residential and identified for urban growth within DEV-RO7.

546. That additional housing is significant in the context of the identified demand for housing within Rolleston. The most recent Council capacity assessment identified a long-term shortfall of approximately 5,000 dwellings under the high-growth scenario, while subsequent population and consenting data indicate that growth and housing delivery have remained strong. Market Economics considers that the Project would materially contribute to addressing that housing requirement, broaden the residential development pipeline and support a more competitive and responsive housing market.

547. When assessed in this broader context, the potential odour and reverse sensitivity effects cannot reasonably be characterised as sufficiently significant to be out of proportion to the substantial housing and regional economic benefits of the Project. This conclusion recognises the policy tensions identified above, but also the extent to which adverse effects are avoided or mitigated through the Project design and proposed conditions. Accordingly, even if the Panel considers the potential odour and reverse sensitivity effects to constitute a significant adverse impact, the threshold for declining the approvals under s 85(3) is not met.

Other Adverse Impacts

Residential density, urban form and commercial scale.

548. The Project departs from DEV-RO7 by adopting MRZ density, increasing the scale of commercial activity (particularly the Holmes Commercial Centre), and bringing development forward ahead of the ODP sequencing. These departures are inconsistent with SUB-P5, SUB-P12, RESZ-P1 and aspects of RESZ-P3 and the commercial framework. Consistent with section 85(4), that inconsistency is relevant only to the extent it reflects a demonstrable adverse impact. The urban design, landscape and transport evidence is that the development will remain coherent, connected and integrated with Rolleston, that landscape and visual effects are Low, and that the additional traffic can be accommodated subject to staged upgrades. MRZ density is also consistent with much of Rolleston and with the consented Westhaven Stage 1. The adverse impact is therefore principally one of policy departure rather than material environmental harm, and is not significant.

Infrastructure capacity and sequencing.

549. Existing wastewater and water supply capacity is not sufficient to serve the full development, and the Project may bring forward the need for network upgrades. Feasible servicing pathways have been identified, and the proposed conditions prevent any stage connecting until the necessary capacity is confirmed or provided (section 84A). Development contributions provide a mechanism for recovering growth-related costs. The residual impact is one of timing and coordination, and is not significant

Wetland loss.

550. The loss of a 160m² isolated, low-value wetland is inconsistent with the avoidance direction in the NPS-FM and LWRP, but its ecological effect is assessed as less than minor and a consenting pathway is available under regulation 45C of the NES-F. This impact carries limited weight.

Indigenous lizards.

551. The presence and density of lizards will not be confirmed until the baseline survey is complete, and that uncertainty is acknowledged. It is addressed through an adaptive framework – the LMP, salvage and relocation, and a 2,000m² habitat area within Pines Reserve that can be expanded if higher densities are found – secured through the proposed Wildlife Approval conditions. On that basis the residual impact is not expected to be significant. The survey results should be provided to the panel as soon as they are available.

Overall Weighing

552. Considered individually and cumulatively, these impacts are limited in extent, largely confined to the site and its immediate interfaces, and managed through the Project's design and the proposed conditions. They are to be weighed against approximately 1,838 dwellings additional to the counterfactual, in a market with an identified long-term shortfall of approximately 5,000 dwellings, together with approximately $1.5 billion in net additional value added during construction and approximately 1,250 jobs sustained by the commercial centres once operating. In that context, the adverse impacts are not sufficiently significant to be out of proportion to the Project's regional benefits.

Section 85(3) Conclusion

553. Having regard to the nature and extent of each adverse impact, the effect of the proposed conditions, and the scale of the Project's regional benefits, no adverse impact – individually or cumulatively – is sufficiently significant to be out of proportion to those benefits. The discretionary ground for declining the approvals under section 85(3) is therefore not established.

Conclusion

554. This application seeks approvals under the Act for the comprehensive, master-planned development of Westhaven as an expansion of Rolleston, comprising substantial residential development together with supporting commercial activities, open space, transport and infrastructure networks. The Project will provide substantial additional housing supply and choice and generate significant economic and employment benefits, while enabling the coordinated provision of infrastructure and supporting services.

555. The Project will also give rise to adverse effects and impacts. The assessment identifies those principally associated with the scale and form of urban development, transport and infrastructure demands, changes to existing flood behaviour, potential effects on indigenous lizards, reverse sensitivity associated with the PRRP, and construction activities. These impacts have been assessed through the technical investigations supporting the application and, subject to the proposed mitigation, detailed design requirements, management measures and conditions, are capable of being appropriately managed. Some residual effects and uncertainties remain, including in relation to detailed flood design and the final ecological management response, but these do not undermine the overall technical feasibility or environmental acceptability of the Project.

556. The Project also gives rise to tension with aspects of the existing planning framework, including the anticipated form, density and sequencing of urban growth and particular district plan provisions applying to the Site. Those tensions are acknowledged and have been considered as part of the assessment. However, under the decision-making framework of the Act, they are not determinative in themselves. The relevant consideration is the nature and significance of the resulting adverse impacts, including after mitigation, and the weight to be given to those impacts when considered against the Project's regional or national benefits

557. In that regard, the Project will deliver substantial additional housing capacity within the Rolleston market, together with associated economic, employment and infrastructure benefits. Importantly, Westhaven represents a comprehensively planned expansion of Rolleston rather than isolated or piecemeal urban development, enabling residential development, commercial activities, transport connections, open space and infrastructure to be planned and delivered in an integrated manner. The economic assessment also identifies substantial additional economic activity associated with the Project relative to the counterfactual.

558. Having considered the nature, scale and significance of the identified adverse impacts, the extent to which those impacts can be avoided, remedied or mitigated, and the substantial and enduring benefits of the Project, the adverse impacts are not sufficiently significant to be out of proportion to the Project's regional or national benefits. Accordingly, the ground for declining the approvals under section 85(3) is not established and, subject to the proposed conditions, the approvals sought for the Project should be granted.