



GLASSON RESOURCE MANAGEMENT

R D & J R BUTT

Weedons Ross Road, West Melton

Private Plan Change Application

Selwyn District Plan

December 2010

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CLAUSE 21

FIRST SCHEDULE

RESOURCE MANAGEMENT ACT 1991

TO: Selwyn District Council

R D & J R Butt, owner of Lot 1 DP 398852, Weedons Ross Road, West Melton, c/- Glasson Resource Management Limited, applies to change the Selwyn District Plan as detailed below.

1. THE LOCATION TO WHICH THIS APPLICATION RELATES IS:

Land on the eastern side of Weedons Ross Road, legally described as Lot 1 DP 398852 contained in Certificate of Title 394311. The land has an area of 8,330 square metres.

2. THE PROPOSED PLAN CHANGE SEEKS:

- (a) To amend Rural Township Map 88 Sheet 1 and rezone the land listed above to Business 1
- (b) To amend Rural Township Map 88 Sheet 2 and rezone the land listed above to Business 1
- (c) To amend Rural Township Map 89 Sheet 1 and rezone the land listed above to Business 1
- (d) To amend Rural Township Map 89 Sheet 2 and rezone the land listed above to Business 1
- (e) Any consequential amendments to other Planning Map 018, if necessary, to remove the Living 1 zone boundary and rezone to Business 1 zone
- (f) Any consequential amendments to text where necessary

Signed on behalf of applicant

Peter Glasson
Director
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Dated this day of 2010.

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1. INTRODUCTION

1.1 Background

R D & J R Butt (“the Butts”) seek to change the Selwyn District Plan – Rural Townships Maps - to rezone land with an area of 8,330 square metres at West Melton from Living 1 to Business 1. The rezoning will allow the creation of a small local Business 1 zoned shopping precinct to service the needs of the expanding West Melton township.

For many years the West Melton township consisted only of approximately forty residential sections accessed from Westview Crescent, a pub, service station, school, church, and fire station. While the extent of Residential zoned land has been significantly increased around the centre of the township, there has been no further development of any business services to meet the needs of the residents of the township. At present there is no provision for Business retail services within the West Melton township and no undeveloped Business zoned land.

The Butts were the original owners of the land (Preston Farm) in West Melton known now as the Gainsborough subdivision. As part of the *original* Plan Change application (withdrawn through the process) to rezone the Gainsborough land from rural to urban use, there was consideration of the need for a small central shopping complex to serve the expanding West Melton township. However, the rezoning of land on the northern (Gainsborough) and southern sides of State Highway 67 through the District Plan review process did not at that stage incorporate zoned Business land for a small local shopping centre.

However the Butts have always anticipated that the proposed site would be used for such a purpose and as such separated it from the main Gainsborough subdivision for Living 1 and Living 1B and retained it for future Plan Change rezoning purposes.

Residential development within the West Melton township is now proceeding in the Gainsborough and Preston Downs residential subdivisions. Additional Living zoned land remains undeveloped within the West Melton township on the southern side of State Highway 67.

1.2 Purpose of Private Plan Change

Retail services within the West Melton township are confined to the existing service station located on the corner of Weedons Ross Road and State Highway 67. No Business 1 zoned land is currently provided within the West Melton township. The purpose of the Proposed Plan Change is to enable Business 1 zoned land to be provided in a suitable central location to provide a local shopping centre for West Melton residents.

It is considered beneficial that a small local retail shopping centre is provided in the West Melton township to meet the needs of the local community. The proposed Business 1 zoned land will provide convenience shopping that local residents would otherwise need to source in other more distant locations such as Rolleston, Darfield, Upper Riccarton, Riccarton Mall, or Christchurch. Given the proposed relatively small size of the retail floor area proposed, the centre will not have a major adverse financial effect on the other retail areas within the District or greater Christchurch.

1.3 Locality

West Melton is located on State Highway 73, approximately 14 kilometres west of the existing Christchurch urban area, and approximately 25 kilometres west of the Christchurch CBD.

West Melton is approximately nine kilometres from the Rolleston retail centre and approximately 22 kilometres from Darfield township. Apart from the townships of Rolleston and Darfield, and Christchurch City, West Melton township is otherwise surrounded by rural farmland and (predominantly four hectare) rural residential holdings.

1.4 Population Statistics

The 2006 Census showed that the West Melton area unit had a total population of 5,613 people, within 1,827 households. This was an increase of 966 people, or 20.8 percent, since the 2001 Census. However the West Melton area unit is quite irregular and includes people who would be unlikely to access West Melton as their local retail service centre, such as that land south to Rolleston and east to Tai Tapu.

The 2006 Census showed that within the immediate West Melton environs (i.e. within approximately five to seven kilometres of the Weedons Ross Road/ State Highway intersection, there was 2,730 persons living in 921 households. Given that the census was completed in 2006 (and the next Census to be undertaken in March 2011), it is likely that, at previous population growth rates, the present resident population is likely to be approximately 3,000 persons within the five to seven kilometre radius of the main West Melton intersection. This is likely to be the approximate present population catchment size for the proposed local West Melton business zone.

1.5 Residential Development

A considerable increase in residential development has occurred and will occur in the future within the West Melton township.

As part of Plan Change 1 to Chapter 12 of the Canterbury Regional Policy Statement, a Metropolitan Urban Limit line ("MUL") for "Greater Christchurch" has been proposed around Christchurch City and rural townships within Selwyn and Waimakariri Districts, including West Melton.

Plan Change 1 to the RPS anticipates considerable growth in the West Melton township. Including existing residential sections, a total of 634 residential sections will be able to be accommodated within the West Melton MUL up to the year 2041. Should the rezoning of the Butt site proceed and the site be developed for Business purposes there will be a loss of approximately seven residential sections from the overall total Living zoned land.

Based on current average household person numbers, a total of approximately 1,900 to 2,000 persons are expected to live within the immediate West Melton residential (Living zoned) area (within the MUL area) by 2041.

2. PROPOSED CHANGES TO DISTRICT PLAN

2.1 Proposed Changes to District Plan Maps

The Plan Change requests that Lot 1 DP 398852 (contained in Certificate of Title 394311), located with access to Weedons Ross Road via a Right of Way easement over Lot 205 DP 398852 (contained in Certificate of Title 394437), with an area of 8,330 square metres be rezoned from Living 1 to Business 1.

The proposed rezoning affects the following District Plan provisions:

- (a) To amend Rural Township Map 88 Sheet 1 and rezone the land listed above to Business 1
- (b) To amend Rural Township Map 88 Sheet 2 and rezone the land listed above to Business 1
- (c) To amend Rural Township Map 89 Sheet 1 and rezone the land listed above to Business 1
- (d) To amend Rural Township Map 89 Sheet 2 and rezone the land listed above to Business 1
- (e) Any consequential amendments to other Planning Map 018, if necessary, to remove the Living 1 zone boundary and rezone to Business 1 zone
- (f) Any consequential amendments to text where necessary

2.2 Proposed Changes to District Plan Rules

INSERT the following:

"22.14 DEVELOPMENT WITHIN THE BUSINESS 1 ZONE, WEST MELTON

Permitted Activities - Development within the Business 1 Zone, West Melton on Lot 1, DP 398852

22.14.1 Development within the Business 1 zone at West Melton on Lot 1, DP 398852 shall be a permitted activity provided that the following conditions are met:

22.14.1.1 Any group of commercial or retail activities with a total combined maximum Gross Floor Area not exceeding 3,000m².

22.14.1.2 Any retail grocery and foodstore tenancy with a Gross Floor Area not exceeding 400m².

Note: Grocery/ Foodstore does not include restaurant/ café activities.

Discretionary Activities - Development within the Business 1 Zone, West Melton on Lot 1, DP 398852

22.14.2 Any activity which does not comply with Rules 22.14.1 shall be a discretionary activity."

INSERT THE FOLLOWING AT THE END OF SECTION 22.14.2:

"Reasons for Rules

Maximum Gross Floor Area for the West Melton Business 1 zone

The existing and future West Melton township has been assessed as being large enough to support a small neighbourhood business zone. The Plan's policies encourage a wide range of business activities within the Business 1 zone. Effects of the potential activities at Lot 1, DP 398852 are controlled by a range of other Plan rules but the township is not considered large enough to support large individual business tenancies which may create potential adverse effects with regard to traffic generation and retail distribution. Therefore, a maximum total Gross Floor Area for Lot 1, DP 398852 will ensure that any adverse effects of the development are within levels suitable for the township whilst a maximum tenancy area for any individual grocery/foodstore activities is also imposed to help control such effects."

MAKE ALL OTHER CONSEQUENTIAL CHANGES TO OBJECTIVES, POLICIES, & RULES, AND ALL OTHER PROVISIONS, AS REQUIRED TO MEET THE OBJECTIVES OF THIS PLAN CHANGE.

3. CONSULTATION

3.1 Selwyn District Council

The Butts have met with representatives of the Selwyn District Council and discussed the Proposed Plan Change on numerous occasions. Discussions have related to:

- the need for the Plan Change;
- the provision of a small local retail precinct in the West Melton township;
- total business floor area anticipated;
- type of business uses anticipated;
- traffic effects;
- onsite carparking;
- site access issues;
- connection with adjacent Council Local Purpose Reserve;
- landscaping;
- mitigation of adverse effects.

The Selwyn District Council is an immediate landowner, owning the eight metre wide Local Purpose Reserve strip adjacent to the Paparua Stock Water Race located immediately to the west of the site.

3.2 Surrounding Landowners

All surrounding landowners have been contacted and the Proposed Plan Change discussed with them. As the rezoning of the land to Business 1 has been contemplated for at least eight years, it has been widely known within the local community that the site could be used as a local community shopping area.

In addition, the developer of the Gainsborough subdivision, R.D. Hughes Developments Limited, informed each of the purchasers of the adjacent residential sections at the time of purchase, that a possible retail business area could be operated to the west of their residential sites. This information was conveyed to the purchasers of the sections located immediately to the east of the site i.e. those sections at 62 to 72 Rotherham Drive.

The Butts also own the site abutting immediately to the north from which a child care centre is operated from.

Brief consultation has also been undertaken with the headmistress of the West Melton Primary School, owners of the BP Service Station land, fire station, local church on the north eastern corner of Weedons Ross Road and State Highway 67, and the residential property (Lot 1 DP 9763) immediately to the east of the church and south of the Butts site proposed to be rezoned.

Discussions with surrounding landowners have related to:

- Site access;
- Location of buildings;
- Type of businesses to be located on the site;
- Effect on amenity;
- Design of eastern boundary fence;
- Landscaping;
- Parking.

3.3 New Zealand Transport Authority

A meeting was held with representatives of the New Zealand Transport Authority to discuss the Proposed Plan Change. It was noted that not only does the property not access the State Highway but the proposed access to the property is approximately seventy metres from the State Highway intersection.

Issues discussed related to the total gross floor area proposed, the location of the proposed accesses to the site, and the numbers of carparks that would be accommodated on the site.

There was little concern expressed by the New Zealand Transport Authority to the proposed rezoning.

3.4 Canterbury Regional Council

The Canterbury Regional Council supported the concept of a business/ community shop node at West Melton at the District Plan Review hearings. Ongoing consultation with the Canterbury Regional Council is anticipated as part of this Plan Change process.

4. DISTRIBUTION OF BUSINESS AREAS WITHIN WIDER LOCALITY

4.1 Existing Business Centres

As set out above, the West Melton township has only very rudimentary retail services at present provided only by the local service station located on the corner of State Highway 73 and Weedons Ross Road.

Retail business zoned areas within the general locality are as follows (approximate distances):

Rolleston	9 kms
Darfield	22 kms
Yaldhurst	12 kms
Upper Riccarton	17 kms
Riccarton Mall	19 kms
Christchurch CBD	25 kms

Although Yaldhurst currently only has a corner dairy, pub, garden centre, and service station, it is noted that the Yaldhurst Living G zone includes a presently planned but yet not constructed commercial centre just off State Highway 73. It is understood that a gross floor area of approximately 10,000 square metres has been set aside for this commercial area.

4.2 Proposed West Melton Business 1 Centre

The rezoning of the Butt site from Living 1 to Business 1 will allow the construction and operation of a local shopping centre. However, the size of the centre will be necessarily relatively small because of the size of the population catchment.

Appendices C, D, E show three development scenarios as conceptual layout for the proposed West Melton centre. It is anticipated that the centre will be developed in stages which will proceed depending on commercial demand. A possible scenario for Stage 1 will allow the building of a café and, in addition, several 100 (approximate) square metre retail tenancies. The final size of shops is likely to range between 60 square metres and 350 square metres depending on specific use.

It is anticipated that *some* of the following local retail uses may be established:

- Restaurant/ Café
- Real Estate Agent
- Professional office(s)
- “Night & Day” Dairy
- Gift shop
- Hairdresser

- Florist
- Ladies Dress shop
- Butcher/ Delicatessen
- Bakery
- Stationary/ Post Shop/ Kiwibank
- Fish & Chips
- Pizza Takeaways
- Doctor/ Physiotherapist/ Health Clinic
- Video/ DVD/ Computer Game Hire
- Beautician

However, it is considered unlikely that all of the above uses would establish at the site but some of the above uses may overlap into one tenancy.

Sufficient carparking will be provided on-site to meet the requirements of the centre in accordance with District Plan provisions.

5. SECTION 32 ANALYSIS

5.1 General

Before a proposed Plan Change is publicly notified, Section 32 of the Resource Management Act requires an evaluation that must examine:

- (a) the extent to which each objective is the most appropriate way to achieve the purpose of the Act; and
- (b) whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate method for achieving the objectives.

The evaluation must take into account:

- (a) the benefits and costs of policies, rules, or other methods; and
- (b) the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.

The Guidance Note on Section 32 Analysis on the Quality Planning website makes the following statement:

Appropriateness - means the suitability of any particular option in achieving the purpose of the RMA. To assist in determining whether the option (whether a policy, rule or other method) is appropriate the **effectiveness** and **efficiency** of the option should be considered:

Effectiveness - means how successful a particular option is in addressing the issues in terms of achieving the desired environmental outcome.

Efficiency - means the measuring by comparison of the benefits to costs (environmental benefits minus environmental costs compared to social and economic costs minus their benefits).

In this case it is the appropriateness of the rezoning of the Living 1 zoned land for Business 1 use that needs to be analysed.

5.2 Objectives, Policies, & Rules

The proposed plan change does not seek to change any Selwyn District Plan objectives, policies, or rules. It seeks only to rezone a single site to create a small local business zone to serve local West Melton community needs.

The following S32 analysis therefore considers the appropriateness of the rezoning of the Living 1 zoned site to Business 1 and the extent to which the existing objectives and policies are more appropriately addressed by the rezoning. The analysis addresses whether the proposed Business 1 zone is a more effective method in achieving compliance with the provisions of Part II of the Act, than the existing Living 1 zoning. The analysis undertakes an evaluation of the benefits and costs of the proposed rezoning as set out in this Plan Change.

5.3 RPS & Selwyn District Plan – Transport Objectives & Policies

A full analysis of the relevant objectives and policies contained in the Canterbury Regional Policy Statement, Selwyn District Plan, and Canterbury Regional Land Transport Strategy relating to transport and traffic matters has been undertaken in the traffic analysis (Appendix F).

As the current living zone does not facilitate commercial development, and there are no zoned commercial sites in West Melton, it is considered that the rezoning will positively contribute from a transportation perspective to better achieving Plan Change 1 to the Regional Policy Statement, and Selwyn District Plan objectives and policies, than would otherwise be achieved by the retention of the current zoning.

The proposed rezoning is considered to be consistent with the transport objectives and policies of the District Plan.

5.4 Regional Policy Statement

5.4.1 Introduction

Any proposed Plan Change to the District Plan must also take account of and give effect to the provisions of the Regional Policy Statement (“RPS”). Section 74(2) of the Act also requires territorial authorities to have regard to any proposed regional policy statement when preparing or changing a district plan.

5.4.2 Chapter 12 of the Regional Policy Statement

Chapter 12 of the RPS addresses issues relevant to the management, development and growth of urban areas. The objectives and policies of this chapter seek to ensure that urban development and growth results in a compact form and does not have an adverse effect on the environment.

Objective 5 seeks to ensure that “*patterns of settlement in rural areas should enable people and communities to provide for their social, economic and cultural wellbeing*”, with the explanation to the objective stating the important contribution that rural towns make to the wellbeing of their local communities through the provision of local services and employment. Objective 5 is supported by Policy 7 which seeks that the

development and expansion of rural towns should enable people and communities to provide for their wellbeing, health and safety, and have particular regard to the efficient use and development of natural and physical resources.

Decisions on Plan Change 1 to Chapter 12 of the RPS are still subject to appeal and therefore the weight that can be placed on the Plan Change 1 provisions is small. However, the Plan Change to the RPS seeks to manage urban (primarily residential) growth by a combination of green fields growth and consolidation and intensification of existing centres. Plan Change 1 does identify numerous “Key Activity Centres” which are business centres but these are located within the larger commercial areas within the Greater Christchurch area. West Melton is not listed as a Key Activity Centre.

The main effect of Plan Change 1 to the RPS with respect to this Proposed Plan Change is therefore the imposition of the Metropolitan Urban Limit line and the focus of urban activity within that line. The proposed rezoning is consistent with Objective 1 (and Policy 1) of Plan Change 1 which seeks to achieve the consolidation of existing urban areas. In particular, Objective 6 (Business Land) states:

“Identify and provide for Greater Christchurch’s land requirements for the growth of business activities in a manner that supports the settlement pattern brought about by Objective 1.”

The Explanation to Objective 6 states that the *“provision of adequate land for future business activities is important for long term economic growth and the provision of both employment and services for the sub-region’s existing and future communities. Locating appropriate business land close to existing and future residential development helps achieve a greater range of travel options as well as reducing energy usage.”* The provision of the local West Melton Business 1 zone will provide for the long term (through to 2041) residential and economic growth of West Melton and reduce energy usage by providing a local commercial facility and reducing travel to more distant centres.

Policy 3 (Business Land) states that: *“Territorial authorities shall provide for business activities in a manner which encourages self-sufficiency of employment and business activities within communities across Greater Christchurch.”* The proposed rezoning will provide some limited degree of self sufficiency within West Melton. Policy 7 incorporates the principles of the (MfE, 2005) Urban Design Protocol. The proposed rezoning is consistent with the Policy in that it is a central location within the township providing good walking and cycling connectivity, and is of a small local scale in accordance with the size of the existing and proposed West Melton community.

In summary, the proposed rezoning is considered to be consistent with the objectives and policies of Plan Change 1 to Chapter 12 of the Regional Policy Statement.

5.5 District Plan Objectives & Policies

5.5.1 Part B1 Natural Resources

The Natural Resources section of the Objectives and Policies of the Plan (Part B) relates to the following issues:

- Land and Soil
 - Adverse effects of activities on soil
 - Irreversible use of land for one activity
- Water
 - The ecological values within the water and along the margins of lakes and rivers
 - Tangata whenua values
 - Recreational, cultural, social, economic and health values to the Selwyn District Community
- Ecosystems: Loss of or damage to:
 - The habitat of trout and salmon
 - Areas of significant indigenous vegetation or significant habitats of indigenous fauna
 - Wetlands
 - The natural character of rivers or lakes or their margins from rezoning and development of land for residential and business activities.
- Outstanding Natural Features and Landscapes
 - Adverse effects of the expansion of townships on outstanding natural features and landscapes located in close proximity to them
 - Effects of residential development and the expansion of townships on the landscape values of the Canterbury Plains

The proposed Business 1 site is already zoned for urban purposes and is located within the Metropolitan Urban Limit line for the West Melton township. It is therefore considered that the issues identified within this section of the Plan, and the resulting objectives and policies, have already been considered in the rezoning of the land from rural to urban, and do not need to be further evaluated with respect to this proposed Plan Change.

5.5.2 Part B2 Physical Resources

The Physical Resources section of the Objectives and Policies of the Plan (Part B) relates to the following issues:

- Transport Networks
 - Adverse effects of activities on the safe and efficient use of the District's transport networks

- Adverse effects of the operation of the District's road and rail networks and the noise from aircraft utilising Christchurch International Airport, on surrounding land uses
- Effects on the operation of transport networks from adjoining land uses
- Effects of transport on energy use and the environment
- Utilities
 - The need for utilities and adverse effects of activities on utilities
 - Efficient use of utilities
 - Adverse effects of utilities on the environment
- Community Facilities (and Reserves)
 - Providing community facilities which keep pace with changes in community size and needs
 - Effects of community facilities on the environment
- Waste Disposal
 - Adverse effects on the environment from the generation and disposal of waste

The objectives and policies that relate to the issue of transport networks have been addressed in the Traffic Report (Appendix F). The proposed rezoning is considered to be consistent with the transport objectives and policies of the District Plan.

The proposed Business 1 activities are not utilities. The objectives (B2.2.1; and B2.2.2) for utilities seek to ensure that new developments are provided with utilities to enable them to carry out their activities and that such utilities are efficiently used.

Policies B2.2.1 (*Require that the need to supply utilities and the feasibility of undertaking, is identified at the time a plan change request is made to rezone land for residential or business development*) and B2.2.2 (*Ensure activities have access to the utilities they require at the boundary prior to any new allotment being sold; or prior to any new activity taking place on an existing allotment*) are relevant to the proposed rezoning in that the feasibility of supplying the services to the site and ensuring that the proposed Business 1 activities will have access to the necessary utilities must be assessed. The site is a fully serviced site with reticulated water and sewerage. Both services were supplied at the time of the subdivision development and additional sewerage reticulation for the Westview Crescent residential area is being provided by the Selwyn District Council at present. It is not considered that there are any service or infrastructure capacity issues with respect to the proposed rezoning. The proposed rezoning is therefore considered to be consistent with the Utilities objectives and policies.

The Community Facilities (and Reserves) objectives (B2.3.1; B2.3.2) of the District Plan seek to ensure that residents have access to adequate community facilities, and in turn that those facilities do not have an adverse impact on the amenity values of an area. The proposed Business activities are not community facilities. However, a Selwyn District Council Local Purpose Reserve (approximate width 8 metres) is located between the proposed Butt Business 1 zone and Weedons Ross Road. The Reserve consists only of mowed grass at present. The Paparua Stock Water Race

runs between the actual carriageway of Weedons Ross Road and the Local Council Reserve.

Discussions have been held with the Assets section of the Selwyn District Council regarding the development of the reserve strip. This has included the location of a footpath along the length of the reserve, landscaping, vehicular and pedestrian access across the reserve, and the “merging” of landscaping features of the reserve with the landscaping of the proposed Business 1 West Melton township shopping centre site. It is considered important that the reserve and Business 1 zone site are both developed appropriately and integrated in such a way as to foster a sense of community and association in the area. While the reserve is relatively narrow, it will serve an important function in providing a public frontage to the township business centre. Policy B2.3.1 (*Encourage co-ordination between the provision of community facilities, and new residential and business development*) relates directly to the proposed town centre and the Local reserve. While the explanation to the Policy states that the Council does not require the applicant to provide the additional community facilities, the proposed Business 1 zoned site will need to take account of the reserve’s location during the detailed design stage.

In particular, Policy B2.3.9 seeks to facilitate public access along rivers and streams in and adjoining townships. The sensitive and integrated development of the Local Council Reserve, and the water race, in conjunction with the Business zone will be beneficial to the West Melton community.

The proposed change is therefore considered to be consistent with the objectives and policies for community facilities and reserves.

The waste disposal objectives (B2.4.1; B2.4.2) of the District Plan seek to ensure that people’s awareness of the environmental effects of waste disposal is increased; and, that adverse effects on the environment from waste are reduced. Neither of these objectives relate directly to the proposed rezoning. However, Policy B2.4.4 (*Ensure land rezoned for new residential or business development has a regular or solid waste collection and disposal service available to residents*) is relevant. The Butt site is part of a weekly solid waste collection. It is anticipated that the proposed Business activities will either use this existing collection service or engage a private contractor to collect solid waste from the site. The proposed change is therefore consistent with the solid waste objectives and policy of the District Plan.

5.5.3 Part B3 People’s Health Safety and Values

The People’s Health Safety and Values section of the Objectives and Policies of the Plan (Part B) relates to the following issues:

- Natural Hazards
 - Activities which lead to or intensify the effects of natural hazards
- Hazardous Substances

- Adverse effects on the human and natural environments from the manufacture, storage, transport on waterbodies or disposal of hazardous substances
- Adverse effects on land and soils, waterbodies or other parts of the environment from accidental or deliberate spillage, leakage, or discharge of hazardous substances in the course of their manufacture, storage or disposal
- Adverse effects on the amenity values of townships from activities involving the manufacture, storage or disposal of hazardous substances
- Culture and Heritage
 - Damage to, destruction of or inappropriate alteration of sites, places, plants, buildings or other structures which have cultural or heritage values
- Quality of the Environment
 - Effects of activities which make townships or areas within townships less pleasant places to live or work in
 - “Reverse Sensitivity” from activities with incompatible effects locating too close to one another

The objectives and policies relating to Natural Hazards (B3.1); Hazardous Substances (B3.2); and Culture and Heritage (B3.3) are not considered relevant to an evaluation of this proposed Plan Change. The proposed rezoning will not change the level of risk associated with natural hazards. However Policy B3.2.2 (*Avoid the manufacture, use or storage of large quantities of hazardous substances in Living or Business 1 Zones, unless potential adverse effects on people’s well-being and the amenity values of these zones will be minor*) does relate to the rezoning of the Butt site. The rules of the Business 1 zone, and the commercial uses anticipated in the proposed West Melton commercial centre, will result in the protection of adjacent properties from risk from the manufacture, storage, or use of hazardous substances. The activities proposed for the local business centre do not include the manufacture of hazardous substances, nor the use or storage of large quantities of hazardous substances.

The Butt site does not have significant cultural or heritage values.

The objectives and policies relating to the quality of the environment (B3.4) seek to ensure that the District’s townships are pleasant places to live and work (Objective B3.4.1); that a variety of activities are provided for in the townships, while maintaining the character and amenity of each zone (Objective B3.4.2); and that reverse sensitivity effects are avoided between activities (Objective B3.4.3).

The Butt site is immediately adjacent to Living 1 zoned properties on its eastern and southern boundaries. A child care centre is located on its northern boundary and the West Melton primary school is located directly across the road. The proposed change will not alter the provisions of either the Living 1 zone or the Business 1 zone.

Therefore the rezoning of the site relies on the current amenity protection provided by the Business 1 zone and other relevant amenity rules. Policies B3.4.1 (*To provide*

zones in townships based on the existing quality of the environment, character and amenity values) and B3.4.4 (To provide Business 1 Zones which enable a range of business activities to operate while maintaining environmental quality and aesthetic and amenity values which make the zone(s) attractive to people) are relevant.

The provisions of the Business 1 zone, together with additional amenity protection provided by the design of the commercial centre are comprehensive and will provide the protection of the existing character and amenity of the immediate environs. In addition, it will enhance the character of the wider West Melton township by providing a commercial focus to the township which is at present totally absent.

The explanation to Policy B3.4.4 refers to the Business 1 activities as areas which accommodate activities that have noise, traffic, signage, visitors, large scale buildings and similar effects that would detract from the environment in the relatively “quieter” Living zones. The Butt site is located with access to Weedons Ross Road which is the “main” township road in West Melton. The site already experiences significantly greater amounts of traffic due to its proximity to the child care centre and the primary school.

Policy B3.4.34 (*Encourage Business 1 Zones to be consolidated into one area in each township, or into two areas in townships which may grow large enough to support two separate business areas*) is relevant. West Melton does not presently have a local commercial centre. The Butt site is a central site that remains suitable for a small local commercial township centre. Surrounding sites are already developed for residential or other purposes. Alternative sites would have to locate with access to the State Highway, well within the Living zoned areas, or be located on the edge of the township. The proposed rezoning is considered to be consistent with these Quality of Environment objectives and policies.

5.5.4 Part B4 Growth of Townships

The Growth of Townships section of the Objectives and Policies of the Plan (Part B) relates to the following issues:

- Residential Density
 - The need for a range of section sizes and living environments in Selwyn District, while maintaining the spacious character and amenity values of townships
- Subdivision of Land
 - Expectations associated with subdivision
 - Effects of subdivision on residential growth and changes in land uses
- Residential and Business Development
 - Effects on the environment from the location, amount and rate of residential or business growth in the District

- How to provide for new residential and business growth in a way that is consistent equitable between landowners, and makes an efficient use of resources
- Development Contributions
 - The distribution of the costs between private parties and general rates for:
 - Providing reserves and network and community infrastructure; and
 - Mitigating the fiscal effects of providing growth related infrastructure

Part B4 (Growth of Townships) contains objectives and policies relating to the growth of townships in general and specific provisions relating to West Melton itself. Objectives B4.3.1 (*The expansion of townships does not adversely affect: Natural or physical resources; Other activities; Amenity values of the township or the rural area; or, Sites with special ecological, cultural, heritage or landscape values*) and B4.3.2 (*New residential or business development adjoins existing townships at compatible urban densities or at a low density around townships to achieve a compact township shape which is consistent with the preferred growth direction for townships and other provisions in the Plan*) are relevant to the rezoning of the Butt site. The proposed rezoning will not significantly alter the development pattern of the township as the Butt site is centrally located within the Metropolitan Urban Limit line for the township. It will therefore not alter the shape of the township.

The relevant supporting policies to the above objectives are the following:

Policy B4.3.1: Ensure new residential or business development either: Complies with the Plan policies for the Rural Zone; or, The land is rezoned to an appropriate Living or Business zone.

Policy B4.3.2: Require any land rezoned for new residential or business development to adjoin, along at least one boundary, an existing Living or Business zone in a township, except that low density living environments need not adjoin a boundary provided they are located in a manner that achieves a compact township shape.

Policy B4.3.4: Encourage new residential or business development to occur on vacant land in existing Living or Business zones, if that land is available and appropriate for the proposed activity.

The purpose of this proposed Plan Change is to undertake rezoning of land in accordance with Policy B4.3.1 above. As stated earlier, the site is centrally located within the township. There is no Business 1 zoned land within the West Melton township and therefore no other location where the proposed local commercial centre could be developed at present. The proposed rezoning is therefore considered to be consistent with these Growth of Townships objectives and policies.

The District Plan contains specific provisions relating to the growth of the West Melton township. The Plan states (page B4-073):

“Substantial growth is expected to take place in and around West Melton. The focal point of this growth will be either side of Weedons Ross Road north of State Highway 73, but not extending north of Halkett Road. A lesser extent of lower density residential development will occur south of State Highway 73. The township will be serviced with reticulated sewerage as part of the development of the land east of Weedons Ross Road under an outline development plan. The nature and scale of development north west of State Highway 73 and west of Weedons Ross Road is still to be determined and is deferred subject to further investigations (particularly in regard to road access and servicing) and the incorporation of an outline development plan for this area in the District Plan. Any further development will also be expected to be serviced by a reticulated sewerage system.”

Specific Policies and their Explanations and Reasons are as follows:

Policy B4.3.89:

Provide a primary focus for new residential or business development north of State Highway 73 and south of Halkett Road, and to allow only a limited extent of new low density residential development south of State Highway 73.

Explanation and Reasons

West Melton has developed with community facilities on both the northern and southern sides of State Highway 73. Residential development has taken place north of the highway centred on Westview Crescent. The primary focus for future growth of the township is to be provided for north of the State Highway. Limited new residential growth will be enabled south of the highway but will be limited in extent and density to minimise effects on the safety and efficiency of the highway. A pedestrian/cycle link will also be provided under the highway to provide an alternative connection between the two areas. This pattern of growth is consistent with maintaining a consolidated form for the future growth of the township, and with Policy B2.1.18 and Town Form Policy B4.3.5.

Policy B4.3.90:

Promote a consolidated pattern of future urban growth in West Melton.

Explanation and Reasons

West Melton’s future growth is to adhere to a form of development which maintains a generally compact shape. While allowing a substantial amount of urban growth with higher densities north of State Highway 73, development south of the highway is to be limited in extent and density. This pattern is consistent with Town Form Policy B4.3.5.

The Butt site is on the northern side of State Highway 73 and south of Halkett Road within the centre of the township and will not affect the consolidated pattern of the

township. The proposed rezoning is therefore considered to be consistent with these specific Growth of Townships (West Melton) policies.

5.5.5 Overall Assessment of Objectives

The District Plan seeks to manage growth by accommodating growth within existing townships and in locations where the environmental effects of the activities is in keeping with the existing character or can be mitigated and not result in adverse effects on surrounding existing activities. It is considered that the proposed rezoning of the Butt Living 1 site with access to Weedons Ross Road is consistent with the relevant objectives and supporting policies of the Township section of the Selwyn District Plan, including the specific West Melton township policies.

5.6 Assessment of the Benefits and Costs of the Proposed Change

5.6.1 Introduction

In accordance with Section 32 of the Act, a Proposed Plan Change request is required to determine the effectiveness and efficiency of the proposed rezoning from Living 1 to Business 1. Section 32(4) requires an evaluation of the benefits and costs of the proposed plan change, as well as an evaluation of the risk of acting or not acting if there is uncertain or insufficient information. In order to evaluate the benefits and costs of the proposed rezoning, all possible zoning options for the site are examined below as well as other methods to provide a small local commercial centre in West Melton. In terms of this proposed rezoning, the options evaluated are:

- Option 1: Retain existing Living 1 zoning
- Option 2: Rezone the site to Business 1
- Option 3: Develop the proposed commercial centre by resource consent

The benefit/ cost assessment set out below illustrates that the benefits obtained from the proposed rezoning are significant and outweigh the costs of continuing with the status quo.

The proposed Plan Change is the only option that is effective and efficient in achieving the objectives and policies of the RPS and District Plan:

1. Provides a small local Business convenience centre for West Melton within the centre of the township
2. Does not require an extension to the Urban Limits of the township
3. Land is already zoned for urban purposes
4. Provides a “focus” for West Melton
5. Ensures flexibility in the staging and development of the development of the site, including providing residential development over part especially the northern portion of the site

6. Provides an integration of the Council Local Purpose Reserve and the commercial development
7. Reduces trip travel and increases walking and cycling
8. Increases the self-sufficiency of the township
9. Provides for the social and economic needs of the West Melton township

5.6.2 Option 1: Retain existing Living 1 zoning

Benefits

1. Land is developed for residential housing
2. Residential character maintained
3. No loss of residential housing in West Melton
4. Reduced traffic generation (minor)

Costs

1. No other site as suitable in West Melton
2. Does not provide for local commercial retail needs
3. Encourages greater transport usage
4. Discourages walking and cycling
5. Discourages township self-sufficiency
6. Does not provide a commercial centre or “focus” to the township

5.6.3 Option 2: Rezone the site to Business 1

Benefits

1. Rezoning consistent with relevant objectives and policies of the RPS
2. Rezoning consistent with relevant objectives and policies of the District Plan
3. Provides “focus” to West Melton township
4. Provides local services to local community
5. Development and upgrading of Council’s Local Purpose Reserve
6. Provides ability to stage business development or to provide smaller centre with part residential

Costs

1. Increased traffic generation
2. Increased noise, signage, visual effects
3. Change of character from residential to business

5.6.4 Option 3: Develop commercial centre by resource consent

Benefits

1. Council and public have greater certainty as to what will be developed on the site

Costs

1. Process would be contrary to objectives and policies i.e. precedent effect and unlikely to gain consent
2. No ability for developer to change the development i.e. less flexibility

6. CONCLUSIONS

The Proposed Plan Change to rezone the Butt site of 8,330 square metres in the centre of the West Melton township is considered to be an appropriate method to achieve the objectives and policies of the Selwyn District Plan, the Canterbury Regional Policy Statement, and to achieve the purpose of the Resource Management Act in a way which enables the West Melton community and surrounding residents in the locality to provide for their social, economic, and cultural well-being.

The Proposed Plan Change will have an overall cost-effective beneficial effect on the West Melton township and surrounding residents by providing a convenient commercial focus to the township, reducing trip distance and energy usage, encouraging walking and cycling, and enabling greater convenience.

The Proposed Plan Change is consistent with the objectives and policies of the Selwyn District Plan, the Canterbury Regional Policy Statement, and Proposed Change 1 to Chapter 12 of the Canterbury Regional Policy Statement.

Extensive consultation has been undertaken with surrounding residents, Selwyn District Council, New Zealand Transport Authority, and the Canterbury Regional Council and generally neutral or positive comments have been received.

The proposed Butt Business 1 zone is of a sufficient size to allow for the population growth of the West Melton residential area and the residents of the surrounding potential catchment area up to 2041. However, West Melton is not a designated Key Activity Centre (within the PC1 to the RPS) and the proposed site is not of a sufficient size to affect the economic viability of any of those larger centres. The proposed West Melton centre will therefore retain its “small town” community character and atmosphere.

The overall benefits of the proposed rezoning are therefore considered to outweigh any costs associated with any loss of character or amenity on surrounding properties and is an efficient and effective means of enabling the objectives and policies of the District Plan.

APPENDIX A

Certificate of Title

APPENDIX B

Site Plan

APPENDIX C

Development Plan A

APPENDIX D

Development Plan B

APPENDIX E

Development Plan C

APPENDIX F

Traffic Effects Report