

SELWYN DISTRICT COUNCIL
RESOURCE MANAGEMENT ACT 1991

Selwyn District Plan
Privately Requested Plan Change
9th December 2008

Proposed Living WM (West Melton) Zone

- 1.0 Amend or add to the Selwyn District Plan, Volume One: Townships (operative version as noted on the Council's Web site as at 8 Dec 2009) as follows:**
- 1.1 Volume One: Townships – Part B – Water - Water Supplies – Policy B1.2.5 – Explanation and Reasons**

Explanation and Reasons

Policy B1.2.5 lists the townships which have reticulated sewerage treatment or disposal, or where it is required to avoid adverse effects on groundwater resources.

Part B, Section 2.2 – Utilities, Policy B2.2.2 requires connections to reticulated sewage treatment and disposal system to be available at the boundary of any allotment in the towns listed in Policy B1.2.5, before the new allotment is able to be sold. Of the townships listed in Policy B1.2.5, ~~West Melton does not have public at present. West Melton has access to a~~ reticulated sewage treatment and disposal system to cater for planned township growth. There are currently limits on the public system at Lincoln, Prebbleton, Springston and Tai Tapu. At those townships, the Council should be contacted to confirm connection availability.

- 1.2 Volume One: Townships, Part B, section B4.1 - RESIDENTIAL DENSITY ISSUES:**

Under "RESIDENTIAL DENSITY - STRATEGY", amend the second bullet point by the addition of following the words so as to read:

"Existing residential areas have a similar density in the new plan, to the existing density. The residential density in new Living zones or

undeveloped Living zones (Living X) together with the Living WM (West Melton) Zone, is determined by the subdivider, but is not more dense than the density in the Living 1 Zone for the township."

1.3 Volume One: Townships, Part B, section B4.1.1 – RESIDENTIAL DENSITY - POLICIES AND METHODS – Policy 4.1.4

Amend Policy 4.1.4 as follows:

Policy B4.1.4

Allow choice in residential density in Living X Zones and the Living WM (West Melton) zone, provided that it is not more dense than that for the Living 1 Zone(s) in that township.

1.4 Volume One: Townships, Part B, section B4.1 – RESIDENTIAL DENSITY - POLICIES AND METHODS – Policy 4.1.4 - Explanation and Reasons

Amend the explanation and reasons as follows:

Explanation and Reasons

Living X Zones and the Living WM (West Melton) zone are areas zoned for residential development but have not been subdivided yet. Rather than 'second guessing' what future demand for residential density shall be, the District Plan provides for the landowner or subdivider to nominate section sizes and other conditions for residential density at the time the land is subdivided. Similarly, if land is rezoned for residential development. Policy B4.1.4 requires residential density to be no greater than the Living 1 Zone for the township to maintain the 'spacious' character identified in Objective B4.1.1. Higher density residential areas can be provided for in Business 1 Zones.

West Melton is an example of a Township for which future growth is planned to achieve a target number of households. Consequently, an Outline Development Plan has been inserted into the Plan for which a new Living WM zoning replaces the existing Living 1 (deferred) and Living 2 (deferred) zonings for land to the west of Weedons Ross Road, north of SH73 and south of Halket Road. Related provisions have been introduced to achieve this growth in an integrated comprehensive manner.

1.5 Volume One: Townships – Part B4.1 – Residential Density – Anticipated Environmental Results

Amend as follows:

RESIDENTIAL DENSITY — ANTICIPATED ENVIRONMENTAL RESULTS

The following results should occur from implementing Section B4.1:

- A range of living environments is provided for in townships.
- The spacious character of townships in Selwyn District is maintained.
- Residential density in Living 1 Zones is more spacious than in residential areas in Christchurch, but there are some sections with flats, townhouses or large houses on small sites.
- Living 2 Zones are low density residential areas.
- Section sizes in some Living 2 Zones may decrease.
- Higher density living areas may develop in the Business 1 Zones of larger towns such as Lincoln and Rolleston.
- Comprehensive residential development achieving high quality urban design that will not adversely impact on surrounding living environments of low density character and amenity.
- **Integrated development, in the Living WM (West Melton) zone, achieving high quality urban design whilst also allowing residential growth to occur to meet target household numbers.**
- Low density living environments are only created in appropriate locations in and around townships to achieve a compact township shape and maintain the surrounding rural character of the locality.

1.6 Volume One: Townships, Part B, section B4.3 – WEST MELTON – Policy B4.3.92

Policy B4.3.92

Promote new residential areas in West Melton that maintain the lower residential density of the existing village, where practical, whilst providing for the efficient and effective development of the Living WM zone.

Explanation and Reasons

West Melton village is an area with larger section sizes than those found in most townships in Selwyn District, particularly those close to Christchurch. Policy B4.3.92 recognises the character of the existing village and the support for larger section sizes in the Township survey results for West Melton (November 1998). A wide variety of lot sizes in response to market demand, have been provided for, but recognising the potential for West Melton to provide a lower density alternative living environment near Christchurch. **However, the efficient and effective development of the Living WM zone must be provided for to achieve the anticipated residential growth for this zone.**

- 1.7 **Volume One: Townships – Part B – Residential and Business Development – Specific Policies for Townships - West Melton- Policy B4.3.93 – Explanation and Reasons**

Explanation and Reasons

Reticulated sewage treatment and disposal is required at West Melton (see Policy B1.2.5). **A reticulated system is now available to cater for planned township growth.** The Council prefers any community scheme used in the interim to be able to connect into the public system, so residents can transfer their responsibility for the maintenance and repair of their system to the Council. Any community reticulated scheme used at West Melton shall comply with Policy B2.2.4.

- 1.8 **Volume One: Townships – Contents – Appendices – Appendix 20**
Following Appendix 20, add the following new appendix numbered:

"Appendix 20A.

LIVING WM (WEST MELTON) ZONE – OUTLINE DEVELOPMENT PLAN AND LAYER PLANS **PAGE NO E20A-001."**

- 1.9 **Volume One: Townships – Part C – 4. Living Zone Rules – Buildings - 4.6 Buildings and Building Density – Permitted Activities - Rules**

Following Rule 4.6.2, add a new Rule 4.6.2A to read as follows;

4.6.2A **The erection of any dwellings in the Living WM (West Melton) Zone shall generally comply with the building**

densities and locations shown on the Outline Development Plan and associated Layer Plans (Appendix 20A) for this zone".

4.6.5 Except as provided in Rule 4.6.6, the erection of any allotment of any building (other than an accessory building) which does not comply with Rule 4.6.1, **4.6.2A** or 4.6.3 shall be a discretionary activity in Living 1 zones and the Living WM (West Melton) Zone.

1.10 Volume One: Townships – Part C – 4. Living Zone Rules – Buildings - 4.7 Buildings and Site Coverage – Table C4.1 Site Coverage Allowances

Under the Living 1 row, add Living CD zone as follows:

"Living 1 and
Living WM (West Melton) Zone

- including garage	35%
- excluding garage	35%-36m ²
- emergency services only	50%"

1.11 Volume One: Townships – Part C – 4. Living Zone Rules – Buildings - 4.7.3 Buildings and Site Coverage – Restricted Discretionary Activities - Rules

Amend as follows:

~~Restricted Discretionary Activities --- Buildings and Site Coverage~~

4.7.3.1 The site is located in a Living 1, ~~or~~ Living 1A, or Living WM (West Melton) zone and the maximum area of the site covered by a building(s) is:

1.12 Volume One: Townships – Part C – 4. Living Zone Rules – Buildings - 4.9 Buildings and Building Position – West Melton - Rule 4.9.12

Amend as follows:

"Any dwelling within the area shown in Appendix 20 (Living 1B, Living 2) or **Appendix 20A (Living WM Zone)** shall be set back at least 40 metres from State Highway 73...."

1.13 Volume One: Townships – Part C – 4. Living Zone Rules – Buildings – Reasons for Rules

Amend as Follows:

Sewage Treatment and Disposal

...A reticulated sewerage scheme for West Melton Township to cater for the anticipated township growth is now available. It was considered that this was necessary given the position of Environment Canterbury in relation to the rezoning of land at West Melton for residential development....

1.14 Volume One: Townships – Part C – 4. Living Zone Rules – Buildings – Reasons for Rules

Amend as follows:

Site Coverage

....Rule 4.7.3 provides for some allotments to have higher site coverages, as restricted discretionary activities. This enables the Council to meet the demand for small, easy care sections while managing the number of such allotments, so as to maintain overall spaciousness. The rule only applies in Living 1, **and** 1A, **and Living WM** zones because Living 2 zones are distinguished from Living 1 zones by their lower residential density.....

1.15 Volume One: Townships – Part C – 12. Living Zone Rules – Subdivision General – West Melton – Rule 12.1.3.34

Amend rule 12.1.3.34 as follows

12.1.3.34

(a) Any subdivision of land within the area shown in Appendix 20 (Living 1, Living 1B, Living 2, Living 2A or Rural Zones) at West Melton complies with the layout and contents of the Outline Development Plan shown in Appendix 20; and

(b) Any subdivision of land within the area shown in Appendix 20A (Living WM) at West Melton generally complies with the layout and contents of the Outline Development Plan shown in Appendix 20A.

1.16 Volume One: Townships – Part C – 12. Living Zone Rules – Subdivision General – West Melton – Rule 12.1.3.35

Amend Rule 12.1.3.35 as follows:

Any subdivision of land within the area shown in Appendix 20 **and Appendix 20A** shall:

.....

(b) if it is within the area shown in Appendix 20, provide a pedestrian/cycle underpass beneath State Highway 73 between the Living 1 and Living 2 Zones, prior to titles being issued for more than 30 dwellings in the Living 2 Zone.

1.17 Volume One: Townships – Part C – 12. Living Zone Rules – Subdivision – General - West Melton - Rule 12.1.3.37

Amend Rule 12.1.3.37 as follows:

"12.1.3.37 No subdivision of land ~~Living 1 (Deferred) or Living 2 (Deferred)~~ in the Living WM (West Melton) Zone shall take place until:....."

1.18 Volume One: Townships – Part C – 12 Living Zone Rules – Subdivision – Table C12.1

Amend the rows for West Melton shown in this table as follows:

(a) *Delete the rows referring to "Living 1 Deferred" and "Living 2 Deferred"; and*

(b) Insert new rows to read as follows:

"Living WM Medium Density minimum lot area of 500m² and maximum lot area of 3000m² (Appendix 20A)

Living WM Low Density minimum lot area of 3000m² and maximum lot area of 5000m² (Appendix 20A)

So that a total of 292 allotments must be achieved across the whole Living WM zone."

1.19 Volume One: Townships – Part E - Appendices

Add the following new appendix:

"APPENDIX 20A

Living WM (West Melton) Zone – Outline Development Plan and Associated Layer Plans."

1.20 Planning Maps – Townships - Maps 86 and 88 – Sheet 1 and 2

Amend planning maps 86 and 88 as follows:

For all of that land to the west of Weedons Ross Road, north of SH 73 and south of Halkett Road currently shown zoned 'Living 1 Deferred' and 'Living 2 Deferred', together with that undeveloped land to the west of Laird Place shown zoned 'Living 1', delete those words in those areas and replace with:

"Living WM (West Melton) Zone"

1.21 Volume One: Townships – Part C – 12. Subdivision – Buildings - Reasons for Rules

12.1.34 Any subdivision of land within the area shown in Appendix 20 (Living 1, Living 1B, Living 2, Living 2A or Rural Zones) **or Appendix 20A (Living WM Zone)** at West Melton complies with the layout and contents of the Outline development Plan Shown in Appendix 20 **and Appendix 20A respectively;** and