



Attachment 3: Section 32 Evaluation



Table of Contents

Introduction	1
The Site and Surrounding Environment	1
The Plan Change	3
Description of the Proposal	3
Proposed Amendments to the District Plan	3
Servicing.....	8
Consultation.....	9
Assessment of Environmental Effects of the Proposed Plan Change	9
Statutory Requirements of Section 32 of the Act	14
Objectives and Policies of the Selwyn District Plan	15
Assessment of Benefits and Costs of the Plan Change	20
Effectiveness	23
Efficiency	23
Risks of Acting or Not Acting.....	24
Overall Assessment	24
National Policy Statement on Urban Development Capacity	24
Canterbury Regional Policy Statement	26
Mahaanui – Iwi Management Plan 2013.....	26
Part II of the Resource Management Act 1991	28

List of Figures and Tables

Figure 1: Aerial photograph of site (Source: Canterbury Maps)	2
Table 1: Assessment of relevant plan provisions against the objectives of the District Plan	15

Appendices

Appendix A Current Extent of Subdivision
Appendix B Infrastructure Report
Appendix C Integrated Traffic Assessment
Appendix D Landscape and Visual Impact Assessment
Appendix E Market Commentary



Introduction

1. GW Wilfield requests a change to the Selwyn District Plan to rezone approximately 73.5 hectares of Living 2 and 2A Zone, to Living WM South Zone, at West Melton.
2. This document forms the Section 32 evaluation of the plan change, consisting of an evaluation of the contents of the Proposed Plan Change, and incorporates material from the following documents:
 - Current extent of subdivision within the site (Appendix A)
 - Infrastructure report (Appendix B)
 - Integrated Transport Assessment (Appendix C)
 - Landscape and Visual Impact Assessment (Appendix D)
 - Market Commentary (Appendix E).
3. The site, which encompasses the residential development commonly known as Wilfield, has been the subject of multiple subdivision and land use consents since 2014. Those resource consents have collectively provided for a residential form that is denser than originally envisaged for the Living 2 Zone, but which remains of a lower density than is typically found in the Selwyn Living 1 zones.
4. The greater density has to a large extent been the result of market demand for residential sections that are predominantly smaller than 2,000m², and for a range of section sizes below that size. Consistent with the demand for smaller section sizes, the applicant has found demand for the large section sizes required in the Living 2A Zone to be very low.
5. This plan change application therefore seeks to provide for a greater density of development in the Wilfield Living 2A Zone than is currently permitted, and to provide for a residential density in the Wilfield Living 2 Zone that reflects the urban environment that now exists in that location. It should be noted that the Plan Change application does not generally seek to increase the existing density of residential development in the current Living 2 Zone, except that part of the Zone that adjoins a proposed reserve associated with the high voltage transmission line corridor and is currently undeveloped.
6. The application site sits wholly within the existing urban boundaries of West Melton.

The Site and Surrounding Environment

7. The site is located at Weedons Ross Road and West Coast Road/SH73, on the south side of the current West Melton township. The full list of legal descriptions of affected land is included in Attachment 1 of the Plan Change Application. However, it can generally be described as the land bound by State Highway 73, Weedons Ross Road, and the adjoining Rural Zones to the south and east. Its location is indicated on the aerial photograph in Figure 1 below, and in the Outline Development Plan contained in Attachment 2 of the Plan Change Application.



8. The site is accessed from Weedons Ross Road in two locations, via Kingsdowne Drive. To the north of the site, across State Highway 73, is the existing West Melton township. To the east is Rural Zone land used predominantly for grazing or similar rural activity. To the south/southwest is land that is owned by the applicant and zoned Rural Inner Plains. Similarly, there are two pockets of land between the application site and Weedons Ross Road, that are zoned Rural Inner Plains.

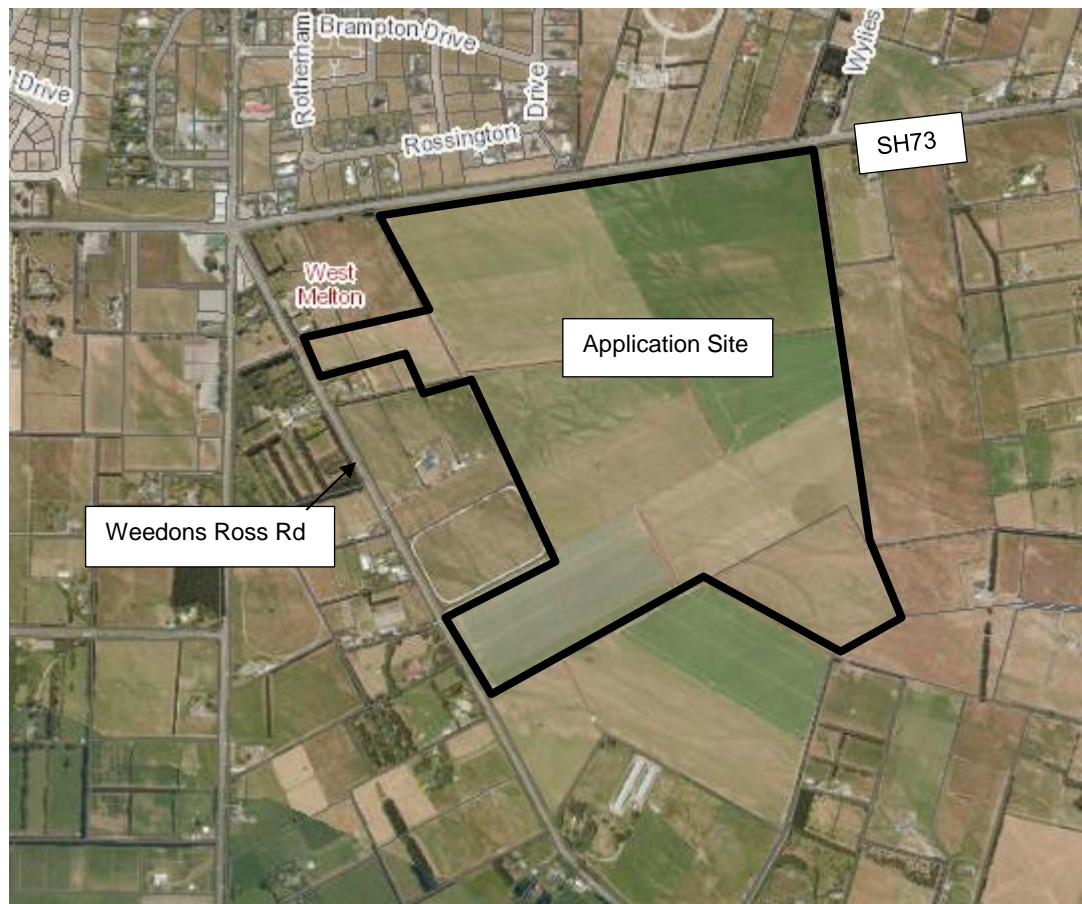


Figure 1: Aerial photograph of site (Source: Canterbury Maps)

9. The site itself has been subdivided to date to provide for 191 residential sites. The current extent of consented subdivision within the site is illustrated on the subdivision plan contained in Appendix A¹. Approximately 80 of those residential sites have house plans approved by the developer, as at October 2018.

¹ Note the subdivision plan contained in Appendix A also includes two residential allotments located in the adjoining Rural Inner Plains Zone.



The Plan Change

Description of the Proposal

10. It is proposed to rezone approximately 73.5 hectares of Living 2 and Living 2A Zone land to Living West Melton (WM South) Zone. The existing Living WM Zone will be renamed Living (WM North) Zone, but will otherwise be unaffected by the proposal.
11. The rezoning will provide for an increased density of development in the Living 2A Zone area. It will also reflect the existing density of development within the Wilfield Living 2 Zone area, which is greater than anticipated by the District Plan.
12. The majority of the Plan Change will provide for sites with a minimum lot area of 1,100m² and a maximum lot area of 3,000m²; and a low density area located on the eastern periphery of the Zone, with a minimum lot area of 3,000m² and a maximum area of 5,000m².

Proposed Amendments to the District Plan

13. The following amendments to the Selwyn District Plan are proposed:
 1. To amend the Selwyn District Plan Planning Maps, by rezoning the site to Living (WM South) Zone.
 2. To amend Appendix 20 ODP West Melton by deleting the existing ODP and replacing it with the two ODPs attached in **Attachment 2**.
 3. To amend Appendix 20A ODP West Melton headings as follows:

Outline Development Plan & Layer Plan – Living WM **North** (West Melton **North**) Zone

Appendix 20A – Living WM **North** Zone – Outline Development Plan

Appendix 20A – Living WM **North** Zone – Movement Network Plan

Appendix 20A – Living WM **North** Zone – Green Blue Network Plan

Appendix 20A – Living WM **North** Zone – Outline Development Plan

Appendix 20A – Living WM **North** Zone – Movement Network Plan

Appendix 20A – Living WM **North** Zone – Green Blue Network Plan
 4. To amend A4.5 Townships and Zone, Table A4.4 Description of Township Zones, as follows:

Zone	Description
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<u>Living WM</u>	<u>A living zone specific to West Melton township. Provides for a range of residential densities. The Living WM North Zone, located north of State Highway 73, provides for medium and low density residential areas. The Living WM South Zone, located south of State Highway 73, provides for a predominantly lower building density than other parts of West Melton.</u>
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5. To amend Part B Section B4 Growth of Townships, Residential Density – Anticipated Environmental Results, as follows:

- Living 2 and WM South Zones are low density residential areas

...

- Integrated development, in the Living WM North Zone, achieving high quality urban design whilst also allowing residential growth to occur to meet target household numbers.

6. To amend Part B Section B4 Growth of Townships Policy B4.3.98 as follows:

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, and to a lower density south of State Highway 73 east of Weedons Ross Road. The primary focus for future growth of the township is to be provided for north of the State Highway. Limited n 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 has will also be been provided under across 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 B4.3.6.

7. To amend Part B Section B4 Growth of Townships Policy B4.3.101 as follows:

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 North 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 B4.3.101 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 **North** zone must be provided for to achieve the anticipated residential growth for this zone.

8. To amend Part C Living Zone Rules – Buildings, Rule 4.17 as follows:

Permitted Activities – Fences Adjoining Reserves

4.17.2 Any fencing erected parallel to or generally parallel to and within 5m of any Council reserve in the Living WM South Zone, shall be limited to a single post and rail fence with a maximum height of 1.2m and be at least 50% open.

[and consequential renumbering]

9. To amend Part C Living Zone Rules – Buildings, Rule 4.6.2.1 as follows:

The erection of any dwellings in the Living WM Zone shall comply with the building densities and locations shown on the Outline Development Plan and associated Layer Plans (Appendix **20 and 20A**) for this zone.

10. To amend Part C Living Zone Rules – Buildings, Table C4.1 Site Coverage Allowances as follows:

Zone		Coverage
Living WM North	Including garage	40%
	Excluding garage	40% minus 36m ²
	Emergency Services only	50%
Living WM South	Site size <1200m²	30%
	Site size 1200m²-1800m²	25%



	<u>Site size >1800m²</u>	<u>Lesser of 20% or 500m²</u>
	<u>Emergency services only</u>	<u>50%</u>

11. To amend Part C Living Zone Rules – Buildings, Rule 4.6.5 as follows:

Except as provided in Rule 4.6.6, the erection on any allotment of any building (other than an accessory building) which does not comply with Rule 4.6.1, 4.6.2.1 or Rule 4.6.3 shall be a discretionary activity in Living 1 zones and the Living WM **North** Zone.

12. To amend Part C Living Zone Rules – Buildings, Rule 4.6.6 as follows:

The erection on an allotment of any building (other than an accessory building) which does not comply with Rule 4.6.1 shall be a non-complying activity in the Living Z, 1A, 1A2, 1A3, 1A4 and Living 1A6 Deferred zones at Prebbleton and all Living Z, 2, 2A, **WM South** and Living 3 zones.

13. To amend Part C Living Zone Rules – Buildings, Rule 4.9.20 as follows:

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

14. To delete Part C Living Zone Rules – Buildings, Rule 4.9.21 as follows:

~~Any dwelling in the Living 2A Zone at West Melton shall have:~~

~~4.9.21.1 A setback from any internal boundary of not less than 6 metres.~~

~~4.9.21.2 A setback from any road boundary of not less than 10 metres.~~

15. To amend Part C Living Zone Rules – Subdivision, Table C12.1 Allotment Sizes as follows:

West Melton	Living 2	5,000m²
	Living 2A	Maximum number of allotments is 10, and a minimum allotment size of 1 ha.



	Living WM <u>North</u> Medium Density	Minimum lot area of 500m ² and maximum lot area of 3000m ² (Appendix 20A)
	<u>Living WM South (except Low Density)</u>	<u>Minimum lot area of 1100m² and maximum lot area of 3000m² (Appendix 20)</u>
	Living WM <u>North and South</u> Low Density	Minimum lot area of 3000m ² and maximum lot area of 5000m ² (Appendix 20A, <u>Appendix 20</u>).
	So that a total of 292 allotments must be achieved across the whole Living WM <u>North</u> Zone	

14. To amend Part C Living Zone Rules – Subdivision, Rule 12.1.3.54 as follows:

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

15. To amend Part C Living Zone Rules – Subdivision, Rule 12.1.3.55 as follows:

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

(a) provide a bund for mitigation of traffic noise along the frontage of State Highway 73 to a height of not less than 2 m and a width of not less than 8.5 m, which shall be landscaped by retention of existing hedges or new planting of sufficient height to visually screen dwellings from the highway;

~~(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.~~

~~(be)~~ if it is within the area shown in Appendix 20A, be subject to an Accidental Discovery Protocol where in the event of any discovery of suspected cultural/archaeological remains (e.g. concentrations of shell, charcoal or charcoal-stained soil, fire-fractured stone, bottles, pieces of glass or ceramics, bones etc) during the undertaking of earthworks and/or the installation of



services, the following protocol shall be followed by the consent holder, or his/her representative:

- Cease all earthworks immediately; and
- Contact the local Rūnanga being Te Taumutu Rūnanga; and
- Contact the Regional Archaeologist at the Christchurch office of the New Zealand Historic Places Trust (03 365 2897); and
- Do not commence earthworks until approval in writing has been given by the Regional Archaeologist of the New Zealand Historic Places Trust, as required under the Historic Places Act 1993.

16. To delete Part C Living Zone Rules – Subdivision, Rule 12.1.3.56 as follows:

~~In the Living 2A Zone at West Melton, the maximum number of allotments is 10.~~

17. To amend Part C Living Zone Rules – Subdivision, Rule 12.1.3.57 as follows:

No subdivision of land in the Living WM North Zone shall take place until:

- (a) A reticulated community potable water supply is available which is capable of serving the entire lots within the subdivision; and
- (b) A reticulated community sewage effluent treatment and disposal system is available which is capable of serving the entire lots within the subdivision; and
- (c) An Outline Development Plan has been incorporated into the District Plan for the development of all land zoned Living WM west of Weedons Ross Road.
- (d) An archaeological assessment has been undertaken by a suitably qualified expert and the results reported to the Council, the Regional Archaeologist at the New Zealand Historic Places Trust, and the iwi organisations Te Ngai Tuahuriri and Te Taumutu Rūnanga. In carrying out the assessment, the expert is to consult with the iwi organisations

18. Any other consequential amendments including but not limited to renumbering of clauses.

Servicing

14. The development will be fully reticulated with sewer, water, stormwater, electricity and telecommunications, as set out in the Infrastructure Report attached in Appendix B.
15. In summary, the site will be serviced as follows:
- Sufficient sewer capacity is available within the local sewer network to the site to accommodate anticipated demand. Pump station upgrades are identified as



necessary at Silver Peaks Drive and Rossington Drive, which would be addressed at the time of further subdivision. The sewer connection from West Melton to the Pines Treatment Plant in Rolleston is identified as being at capacity. Extension of an existing Rising Sewer is identified as a viable solution for future subdivisions, to address the issue;

- Stormwater will be discharged to ground directly via a system of soakpits and swales, as is currently the case in the Wilfield subdivision;
- West Melton's current water supply is identified as being at capacity, an issue that the District Council has been working to address. The Infrastructure Report identifies required upgrades, that would further investigated at subdivision stage and the costs of required upgrades borne by developers;
- Electricity and telecommunications will be reticulated via underground cables to new residential sites.

Consultation

16. The applicant's consultants have discussed the application with Selwyn Council staff through the development of this proposal, to ensure all issues were appropriately addressed and that the development can be adequately serviced. This includes consultation with Mr Ben Rhodes (policy planner) and Mr Murray England (infrastructure).
17. Consultation with local runanga has been initiated via Mahaanui Kurataiao Limited. Responses from the runanga will be forwarded to the District Council in due course.

Assessment of Environmental Effects of the Proposed Plan Change

18. This assessment is being undertaken in respect of Clause 22(2) of Schedule 1 that requires the following be undertaken:

(2) Where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan. 7.2 Clause 6 outlines the information required in an assessment of environmental effects. In comparison Clause 7 specifies the range of matters that must be addressed by an assessment of environmental effects.

19. The range of actual or potential environmental effects arising from the plan change request as seen as being limited to the following:

Landscape and Visual Effects

20. A Landscape and Visual Effects assessment of the proposed Plan Change has been undertaken by DCM Urban, and is attached in Appendix D. That assessment considered the existing landscape character of the environment, and the potential visual/visual amenity



impacts of the proposed increase in residential density. The visual assessment was undertaken from multiple reference points around the site.

21. Section 6 of the Landscape and Visual Effects assessment recommends a range of mitigation measures to mitigate against potential adverse visual effects. The recommended mitigation measures and the applicant's response to those recommendations are:

Recommendation	Response
Open style fencing not higher than 1.2m in height, or hedging, adjacent to the pylon corridor.	Township Volume, Part C, Rule 4.17.2 is amended to require open style fencing adjoining reserves, which includes the pylon corridor. Hedging is otherwise permitted.
Open style fencing adjacent to reserves.	This has been a requirement of covenants registered over the Titles of new allotment adjoining reserves in the Plan Change area to date. Township Volume, Part C, Rule 4.17.2 is amended to require open style fencing adjoining reserves. Hedging is otherwise permitted.
Screen planting along the eastern boundary of the Plan Change area	A requirement of the proposed ODP.
Pedestrian link created across the pylon corridor	A requirement of the proposed ODP.
Lower density lots on the eastern edge of the Plan Change area.	A requirement of the proposed ODP.

22. With the implementation of the recommended mitigation measures, the Landscape and Visual Assessment concludes that the residual adverse effects on Landscape Character, Landscape Values and Amenity resulting from the proposal will be less than minor, at most. The findings of that assessment are accepted and adopted, and on that basis it is considered that the potential adverse visual and landscape effects of the proposal can be adequately avoided or mitigated.



Transport

23. Transport effects on the safety and efficiency of the road network may arise from the proposed increase in dwelling density. An Integrated Transport Assessment has been prepared for the proposal by Stantec, attached in Appendix C.
24. That assessment considers the proposed transport connections provided by the proposed Outline Development Plan, and transportation related impacts of the increase in the number of allotments that can be developed with the proposed Plan Change.
25. The assessment concludes that the proposal could result in an additional 72 residential lots, that could generate extra traffic volumes of approximately 432 vehicle movements per day and 43 per peak hour. The assessment further concludes:

Across the wider traffic network, including on Weedons Ross Road south of the site and on SH73 east and west of West Melton, the additional traffic volumes would have a negligible effect.

Nearer the site, the SH73 / Weedons Ross Road intersection is already operating with some long delays and its performance is forecast to deteriorate further as State Highway traffic volumes continue to grow. It is likely that the intersection will need to be altered in the future but at this stage the intersection has an acceptable safety record and NZTA have not expressed publicly any plans for an upgrade. Regardless, the increase in traffic volumes using the intersection as a result of the proposed Plan Change would be small. In practice, drivers will vary their times of travel to avoid the worst delays at the intersection and the new CSM2 may provide an attractive alternative for travel to southern parts of Christchurch.

Within the Wilfield subdivision, the existing roading infrastructure will continue to be appropriate if the Plan Change is approved. The Kingsdowne Drive intersections on Weedons Ross Road, the Kingsdowne Drive carriageway, the Kingsdown Drive / Ridgeland Way intersection and the Ridgeland Way carriageway are all built to appropriate standards to be able to accommodate the additional traffic that could be generated by the proposed increase in residential density.

The existing Wilfield subdivision has good connectivity for pedestrians and cyclists internally and externally to the West Melton township via Weedons Ross Road and SH73, and across SH73 to Gainsborough. As the undeveloped south-eastern part of the site (currently Living 2A) is to be serviced by a single road, some additional off-road pedestrian connectivity through reserves is included in the ODP.

With the level of development planned and provisions assessed, the Plan Change can be supported from a transportation perspective.

26. The findings of the Integrated Transport Assessment are accepted and adopted, and on that basis it is considered that the potential adverse traffic effects of the proposal can be adequately avoided or mitigated.



Infrastructure

27. The potential impacts of additional residential density on infrastructure, with specific regard to the capacity of existing reticulated sewer and water systems to service the proposed zone, is assessed in the Infrastructure Report attached in Appendix B, prepared by Davie, Lovell-Smith Ltd.
28. As noted above, West Melton is subject to capacity constraints in respect of sewer and water supply. The Infrastructure Report has identified solutions to those capacity constraints, in consultation with the Selwyn District Council. Stormwater treatment and disposal and electricity and telephone services are able to be provided to and within the site. Based on the conclusions reached in the Infrastructure Report, it is considered that any potential adverse effects arising from the servicing of the site can be adequately avoided or mitigated.

Reverse Sensitivity

29. An intensive chicken farm is located to the south of the site, being approximately 300m to the nearest boundary of the Plan Change site. The chicken farm is understood to no longer be in operation. In any case, the Plan Change site is sufficiently distant from the chicken farm sheds, that any new residential dwelling within the Plan Change area could achieve a minimum 300m setback distance from the chicken farm².
30. No other activities in the vicinity of the Plan Change site are likely to give rise to notable reverse sensitivity effects. Further, a lower density of residential development will be maintained along the periphery of the Plan Change area, where the Plan Change adjoins rural-zoned land that is owned by parties other than the applicant. The lower density will assist in minimising the potential for reverse sensitivity effects to arise.
31. Potential adverse reverse sensitivity effects from the Plan Change proposal are therefore considered to be negligible.

Natural Hazards and Contaminated Land

32. The Plan Change site is not subject to any notable natural hazards. The site is not noted on the District Plan Planning Maps as being subject to flood hazard. Previous geotechnical investigations for subdivisions within the site have confirmed the absence of any natural hazards that would preclude residential development.
33. Similarly, comprehensive Preliminary and Detailed Site Investigations have been undertaken in conjunction with subdivisions undertaken within the site to date. Small areas of identified historical contamination have been remediated and no further investigations or resource consents will be required under the NES for Assessing and Managing Contaminants in Soil to Protect Human Health.
34. Based on previous site investigations, it can be concluded that the site is not subject to any notable risk from natural hazards or contamination.

² Rural Volume, Section 3.13 Buildings and Building Position, Rule 3.13.1.5, for example, permits residential dwellings and other sensitive activities where they are setback a minimum distance of 300m from any existing lawfully established intensive farming activity.



Amenity Values

35. The Resource Management Act defines amenity values as ‘...those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes’. The current character and amenity of the site and surrounds can be characterised as residential or urbanising within the Plan Change site itself, with a rural character and amenity to the south and east of the Plan Change area. The site is not identified as an outstanding landscape in any statutory planning document, nor is it considered to contain any features or landforms of significant landscape value (in respect of Section 6(b) of the Resource Management Act). The site does not contain any rivers, wetlands or other natural waterbodies of relevance in terms of Section 6(a) of the Resource Management Act.
36. The Landscape and Visual Assessment contained in Appendix D further analyses the visual and landscape character of the site, in Section 3.1 of that document. The site has no unusual or notable spiritual or cultural values, nor has it any particular recreational value, other than the public reserves that have been created within the Plan Change area to date for the benefit of local residents. The developing residential aesthetic is that of a relatively low density and pleasant residential environment.
37. The proposed increase in residential density within the current Living 2A Zone will change the character and amenity of that part of the Plan Change area to a denser residential form than currently anticipated. The Landscape and Visual Effects Assessment has assessed the visual amenity effects of the proposal as generally less than minor. Effects on broader amenity values are similarly considered to be less than minor, with the character and amenity values remaining residential in nature, consistent with the wider West Melton township. The amenity values of the northern part of the Plan Change area, being that part north of the high voltage transmission line corridor that is already developed for residential purposes, will be largely unaffected by the proposed Plan Change. To a large extent this is because the proposed Plan Change provides for a density of development that is already found in that area, and provides for an extent of site coverage that is similarly already established in that area by way of resource consent.

Sites of Significance to Iwi

38. The site contains no natural surface waterbodies and no known waahi tapu, taonga or other sites of significance to Iwi. It is expected that any subdivision consent for development of the zone will incorporate a condition of consent addressing accidental discovery protocol. Consultation is being undertaken with Iwi in respect of this plan change.

Positive Effects

39. Positive effects resulting from the rezoning of the site and the implementation of proposed residential density amendments include:
- Enabling a more efficient utilisation of the undeveloped subject land, and in the Living 2A Zone land in particular;
 - Enabling subdivision design to better respond to market demand for smaller allotment sizes than currently permitted in the Plan Change area, while maintaining a low density of development at the rural-urban interface.



Statutory Requirements of Section 32 of the Act

40. Before a proposed plan change is publicly notified an evaluation must be carried out by the person making the request. The evaluation, carried out under Section 32 of the Resource Management Act, must examine:
- (a) the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the Act; and
 - (b) whether, the provisions in the proposal are the most appropriate way to achieve the objectives by:
 - i) identifying other reasonably practicable options for achieving the objectives; and
 - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and
 - (iii) summarising the reasons for deciding on the provisions; and
 - (c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.
41. In assessing the efficiency and effectiveness of the provisions, the evaluation must also:
- Identify and assess the benefits and costs of effects, including opportunities for economic growth and employment;
 - If practicable, quantify these benefits and costs;
 - Assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.
42. Section 32(6) clarifies that where no actual objectives are stated in the proposal, the objective is the purpose of the proposal.
43. A Ministry for the Environment guide to Section 32³ notes that Section 32 case law has interpreted 'most appropriate' to mean "suitable, but not necessarily superior". "Effectiveness" is noted in the guide as assessing the contribution new provisions make towards achieving the objective, and how successful they are likely to be in solving the problem they were designed to address. "Efficiency" is noted as measuring whether the provisions will be likely to achieve the objectives at the lowest total cost to all members of society, or achieves the highest net benefit to all of society. The assessment of efficiency under the RMA involves the inclusion of a broad range of costs and benefits, many intangible and non-monetary.

³ MfE, A Guide to Section 32 of the Resource Management Act 1991 (2017), Wellington.



Objectives and Policies of the Selwyn District Plan

44. Section 32(1)(a) requires examination of the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the Act.
45. The proposal does not involve any new, or the alteration of any existing, objectives of the Selwyn District Plan. The existing objectives are assumed to be the most appropriate for achieving the purpose of the Resource Management Act, having previously been assessed as such.
46. In regard to the more general objective of the proposal, being the purpose of the proposal, the objective is to provide for a denser built environment form in the undeveloped parts of the Living 2 and Living 2a Zones at West Melton, and to provide for District Plan provisions that better reflect the existing built environment in the West Melton Living 2 Zone. Provision for an increase in density within the Plan Change area, whilst maintaining a requirement for low density residential development on the rural-urban interface, is considered appropriate to enable persons and the community to provide for their health and wellbeing, while avoiding, remedying or mitigating potential adverse effects. While the proposal will result in a change in the urban form from what is currently anticipated, the proposal is considered to be an efficient use of the physical land resource, providing for a compact and sustainable form of township growth.
47. Section 32(1)(b) requires examination of whether the proposed plan change provisions are the most appropriate way of achieving the District Plan objectives. There are several objectives and policies specific to the form and development of the West Melton township itself. There are also objectives and policies addressing urban form and residential amenity generally. These are addressed in Table 1 below. Objectives and policies pertaining to soil and land are not considered relevant to this proposal, given the site's existing residential zoning.

Table 1: Assessment of relevant plan provisions against the objectives of the District Plan

District Plan provisions	Comment / Assessment
Township Volume - Chapter B4 Growth Townships	
<p><i>Objective B4.1.1</i></p> <p><i>A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.</i></p> <p><i>Objective B4.1.2</i></p> <p><i>New residential areas are pleasant places to live and add to the character and amenity values of townships.</i></p> <p><i>Policy B4.1.10</i></p> <p><i>Ensure there is adequate open space in townships to mitigate adverse effects of buildings on the aesthetic and amenity values and "spacious" character.</i></p>	<p>The proposal will ensure that West Melton continues to provide for a range of living environments, albeit the number of large (3000m²+) low density allotments will be reduced from what is currently anticipated by the District Plan. The subject area will continue to be a pleasant place to live and will contribute to the character and amenity of West Melton in much the same way as the current residential development within the subject site does.</p> <p>The density of the development will remain lower than found in Living 1 Zones, with comparatively low site coverage limits to ensure a spacious character and amenity values are maintained.</p>
<i>Objective B4.3.1</i>	The proposal will provide for a higher density of residential development within the existing urban



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.*

Objective B4.3.3

For townships within the Greater Christchurch area, new residential or business development is to be provided within existing zoned land or priority areas identified in the Regional Policy Statement and such development is to occur in general accordance with an operative Outline Development Plan.

Objective B4.3.4

New areas for residential or business development support the timely, efficient and integrated provision of infrastructure, including appropriate transport and movement networks through a coordinated and phased development approach.

Objective B4.3.5

Ensure that sufficient land is made available in the District Plan to accommodate additional households in the Selwyn District portion of the Greater Christchurch area between 2013 and 2028 through both Greenfield growth areas and consolidation within existing townships.

Policy B4.3.3

Avoid zoning patterns that leave land zoned Rural surrounded on three or more boundaries with land zoned Living or Business.

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.

Policy B4.3.6

Encourage townships to expand in a compact shape where practical.

boundary of West Melton. This will maintain the town's current compact shape, providing additional housing without the need for expansion.

Development will continue to occur in accordance with an Outline Development Plan, with an amended Outline Development Plan proposed for the subject area.

In regard to infrastructure, the site is an existing residential zone, however the proposal will place additional demand on services such as water and sewer. Upgrades will be required to service the proposal site and this can be undertaken through a combination of developer contribution and existing planned Council upgrades.

The proposal will contribute towards Council's ability to ensure household targets are met, through consolidation of the existing township and provision of additional dwellings (increased density).

No new urban boundaries will be created, ensuring the zoning pattern for West Melton remains the same as at current.

Policy B4.3.98

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.

Policy B4.3.99

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

Policy B4.3.101

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.

The extent of development south of State Highway 73 will continue to be limited by the density provisions of the District Plan, and will remain low density. The explanation to Policy B4.3.98 indicates that the restriction is necessary to maintain the safety and efficiency of the highway. The Transport Assessment contained in Appendix C confirms that the proposal is supportable from a traffic perspective.

As noted above, the proposal will maintain the existing pattern of development in West Melton, i.e. the urban boundaries of the township will be unchanged.

The proposal will maintain the lower density of the existing village. Policy B4.3.101 will be amended to make clear the efficient and effective development provision is focused on the existing Living WM Zone, to the north of State Highway 73, consistent with the current intention of the policy.



Township Volume: Chapter B2 Physical Resources

Objective B2.1.1

An integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential growth.

Objective B2.1.2

An integrated approach to land use and transport planning to manage and minimise adverse effects of transport networks on adjoining land uses, and to avoid "reverse sensitivity" effects on the operation of transport networks.

Objective B2.1.3

Future road networks and transport corridors are designed, located and protected, to promote transport choice and provide for: a range of sustainable transport modes; and alternatives to road movement of freight such as rail.

Objective B2.1.4

Adverse effects of land transport networks on natural or physical resources or amenity values, are avoided, remedied or mitigated, including adverse effects on the environment from construction, operation and maintenance.

Objective B2.1.5

Policy B2.1.2

Manage effects of activities on the safe and efficient operation of the District's existing and planned road network, considering the classification and function of each road in the hierarchy.

Policy B2.1.3

Recognise and protect the primary function of roads classified as State Highways and Arterial Roads in Part E, Appendix 7, to ensure the safe and efficient flow of 'through' traffic en route to its destination.

Policy B2.1.4(a)

Ensure all sites, allotments or properties have legal access to a legal road which is formed to the standard necessary to meet the needs of the activity considering:

- the number and type of vehicle movements generated by the activity;*
- the road classification and function; and*
- any pedestrian, cycle, public transport or other stock access required by the activity.*

Policy B2.1.12

Address the impact of new residential or business activities on both the local roads around the site and the District's road network, particularly Arterial Road links with Christchurch City.

Policy B2.1.13

Minimise the effects of increasing transport demand associated with areas identified for urban growth by promoting efficient and consolidated land use patterns that will reduce the demand for transport.

Policy B2.1.15

Require pedestrian and cycle links in new and redeveloped residential or business areas, where such links are likely to provide a safe, attractive and accessible alternative route for pedestrians and cyclists, to surrounding residential areas, business or community facilities.

Policy B2.1.23

Where a township is already largely developed on both sides of a State Highway or railway line:

The existing access points from the subject site to the wider road network will be unchanged from what they are currently. The Transport Assessment contained in Appendix C has confirmed that traffic generated from the proposal can be safely accommodated within the road network. Any new roads within the subdivision will be designed in accordance with the current standards of the District Plan.

In regard Policy 2.1.15, the proposed amendment to the Outline Development Plan for the subject site includes requirement for new pedestrian links within the subject to area, to ensure adequate connectivity for a range of transport modes. Amendments to Rule 12.1.3.55 are proposed, to reflect that the pedestrian route across State Highway 73 is already consented as a route across, rather than a route under, the State Highway.

In regard the State Highway, the proposal will not extend the township any further along the State Highway. Existing rules protecting the State Highway network from reverse sensitivity effects are to be retained and applied over the proposed Living WM South Zone.

In regards utilities and as stated in the Infrastructure Report contained in Appendix B, while the township is subject to some sewer and water supply constraints currently, they are able to be resolved.



- Discourage new residential or business development from extending the township further along the State Highway or railway line if there are alternative, suitable sites; or, if not,
- Restrict new residential or business areas to extending further along one side of the State Highway or railway line only.

Objective B2.2.2

Efficient use of utilities is promoted.

Objective B2.2.3

The provision of utilities where any adverse effects on the receiving environment and on people's health, safety and wellbeing is managed having regard to the scale, appearance, location and operational requirements of the facilities.

Policy 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.

Policy B2.2.3

Encourage the "market" to determine the efficient use of utilities.

Policy B2.2.5

Avoid potential 'reverse sensitivity' effects of activities on the efficient development, use and maintenance of utilities

Township Volume: Chapter B3 Health and Safety Values

Objective B3.1.1

Ensure activities do not lead to or intensify the effects of natural hazards.

There are no notable natural hazards within the Plan Change area. Geotechnical investigations for the previously approved subdivisions within the site have indicated that the land is primarily firm and dry, with a technical category of TC1.

Objective B3.1.2

Ensure potential loss of life or damage to property from natural hazards is mitigated.

Objective B3.1.3

Ensure methods to mitigate natural hazards do not create or exacerbate adverse effects on other people or the environment.

Objective B3.4.4 states:

Growth of existing townships has a compact urban form and provides a variety of living environments and housing choices for residents, including medium density housing typologies located within areas identified in an Outline Development Plan.

The proposal will maintain the current compact town form and will provide for a variety of living environments and housing choices, including a greater degree of variation in allotment size than is currently permitted by the Living 2/Living 2A Zones.

Objective B3.4.5

Urban growth within and adjoining townships will provide a high level of connectivity both within the development and with adjoining land areas (where these have been or are likely to be developed for urban activities or public reserves) and will provide suitable access to a variety of forms of transport.

The Plan Change area will continue to have a good level of connectivity to the remainder of the township, to the same extent as is the case with the existing residential zoning.

Policy B3.4.1

To provide zones in townships based on the existing quality of the environment, character and amenity values, except within Outline Development Plan areas in the Greater Christchurch area where provision is made for high quality medium density housing.

The proposal will provide for a character and amenity that is consistent with the remainder of the West Melton Township and that part of the Plan Change area that has been developed to date.

Policy B3.4.3

To provide Living zones which:

The proposed Living zone will meet the outcomes sought by Policy B3.4.3.

No new residential land is to be created as a result of the proposal, rather existing residential land is to be rezoned to enable a denser form of development. The development is sufficiently distant from an existing (former) intensive chicken



- *are pleasant places to live in and provide for the health and safety of people and their communities;*
 - *are less busy and more spacious than residential areas in metropolitan centres;*
 - *have safe and easy access for residents to associated services and facilities;*
 - *provide for a variety of living environments and housing choices for residents, including medium density areas identified in Outline Development Plans;*
 - *ensure medium density residential areas identified in Outline Development Plans are located within close proximity to open spaces and/or community facilities and*
 - *ensure that new medium density residential developments identified in Outline Development Plans are designed in accordance with the following design principles:*
 - *access and connections to surrounding residential areas and community facilities and neighbourhood centres are provided for through a range of transport modes;*
 - *block proportions are small, easily navigable and convenient to encourage cycle and pedestrian movement;*
 - *streets are aligned to take advantage of views and landscape elements;*
 - *section proportions are designed to allow for private open space and sunlight admission;*
 - *a subdivision layout that minimises the number of rear lots;*
 - *layout and design of dwellings encourage high levels of interface with roads, reserves and other dwellings;*
 - *a diversity of living environments and housing types are provided to reflect different lifestyle choices and needs of the community;*
 - *a balance between built form and open spaces complements the existing character and amenity of the surrounding environment and;*
 - *any existing natural, cultural, historical and other unique features of the area are incorporated where possible to provide a sense of place, identity and community.*
- farm that reverse sensitivity effects are not anticipated.

Policy B3.4.39

Avoid rezoning land for new residential development adjoining or near to existing activities which are likely to be incompatible with residential activities, unless any potential 'reverse sensitivity' effects will be avoided, remedied or mitigated.

Township Volume: Chapter B1 Natural Resources

Objective B1.1.2

New residential or business activities do not create shortages of land or soil resources for other activities in the future.

Policy B1.1.8

The Plan Change area is accommodated entirely within two existing Living zones. As such there will be no greater effect on land or soil resources, or on surface water, than is currently anticipated by the District Plan.



Avoid rezoning land which contains versatile soils for new residential or business development if:
- the land is appropriate for other activities; and
- there are other areas adjoining the township which are appropriate for new residential or business development which do not contain versatile soils.

The site will be able to be adequately serviced, noting that subdivision will not be able to occur until such time as adequate infrastructure provision is confirmed to Council satisfaction.

Objective B1.2.2

Activities on land and the surface of water in Selwyn District:

- Do not adversely affect ground or surface water resources;*
- Do not adversely affect waahi tapu or waahi taonga;*
- Maintain or enhance the ecological and habitat values of waterbodies and their margins;*
- Maintain or enhance the water quality and ecological values of sites of mahinga kai (food gathering); and*
- Promote public access along rivers and streams, where appropriate.*

Policy B1.2.1

Ensure all activities in townships have appropriate systems for water supply, and effluent and stormwater treatment and disposal to avoid adverse effects on the quality of ground water or surface waterbodies.

Policy B1.2.2

Ensure land rezoned to a Living or Business zone can be serviced with a water supply and effluent and stormwater disposal without adversely affecting groundwater or surface waterbodies.

Policy B1.2.5

Require any sewage treatment and disposal to be reticulated in the townships of Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu and West Melton.

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48. Overall, it is considered that the proposed Plan Change is consistent with the objectives and policies of Selwyn District Plan for residential development. As such, it is considered that the resultant character, amenity and environmental effects of the proposal are consistent with those sought in the District Plan for West Melton residential environments. Given this, it is considered that the proposal is an appropriate means of achieving the outcomes sought by the objectives and policies of the District Plan.

Assessment of Benefits and Costs of the Plan Change

49. In assessing the benefits and costs of the Plan Change, four options have been considered:
- Leave the area zoned Living 2 and Living 2A
 - Rezone the Living 2A land only, to Living 2
 - Rezone the entire site to Living WM South Zone
 - Apply for resource consent for subdivision and development under the current zoning.
50. The following is an assessment of these options. For all options, the opportunities for economic growth and employment are considered to be generally neutral, with the possible



exception of Options 2 and 3, where more opportunities for services such as gardening and cleaning may arise from the increased density in household units.

Benefits and Costs of Option 1 – Leave the area zoned Living 2/Living 2A

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> • Maintains the existing character and amenity of the area. • Retains the existing range of allotment size options, several well in excess of 3,000m² in area. • No time or costs arising from a plan change process. • No additional demands on infrastructure 	<ul style="list-style-type: none"> • An inefficient use of the urban land resource, particularly in view of the very low market demand for large low density residential allotments (see Appendix E). Difficulty of selling large size allotments. • Does not meet market demand for sites <2,500m² in area in West Melton (see Appendix E).

Benefits and Costs of Option 2 – Rezone the Living 2A land only, to Living 2

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> • Maintains the existing character and amenity of the Living 2 area. • Allows for an increase in allotments in the <2,500m² size range, to meet market demand, to the Living 2A area. • Allows for more efficient use of the Living 2A area. • Economic benefit to Council from larger rating base through additional properties being added upon subdivision. • Economic benefit to the landowner from development of the property. 	<ul style="list-style-type: none"> • Change in character and amenity of the Living 2A area to a denser type of residential environment. • Increase in traffic generated in and around West Melton township. • The built development form of the Living 2 Zone remains inconsistent with the zoning provisions, with a heavy reliance on resource consents to enable smaller allotment sizes and related site coverage. • Additional infrastructure capacity required, to be provided at developer's cost.

Benefits and Costs of Option 3 – Rezone the entire site to Living WM South (the proposal)



Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> • Maintains a consolidated urban form whilst increasing the availability of allotments within West Melton township. • Removes requirement to provide large low density allotments, for which there is very low market demand. • Provides for more efficient use of existing residential zone land. • Zoning and District Plan provisions for the Living 2 Zone portion of the Plan Change area will more accurately reflect the existing built environment. • Economic benefit to Council from larger rating base through additional properties being added upon subdivision. • Economic benefit to the landowner from development of the property. 	<ul style="list-style-type: none"> • Increase in traffic generated in and around West Melton township. • Change in character and amenity to a denser type of residential environment in the remaining undeveloped areas of the Plan Change area. • Additional infrastructure capacity required, to be provided at developer's cost.

Benefits and Costs of Option 4 – Apply for resource consents to achieve increased density

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> • Council has the ability to more fully assess the proposal, in light of more detailed information required as part of a subdivision consent application. • Council has the ability to place stricter controls on the development through consent conditions than may be possible through a plan change. 	<ul style="list-style-type: none"> • Existing and future purchasers would need to obtain consent if they were to alter uses beyond what is permitted in the District Plan or already consented. • Restricted timeframe in which land has to be developed and houses built, leading to potential economic costs for landowner/developer.



<ul style="list-style-type: none"> • If granted, would allow for a greater number of allotments, with associated efficiency of land development. 	<ul style="list-style-type: none"> • Less flexibility in being able to develop the land. • Possibly higher costs to develop land through the placing of tighter controls on the development by way of strict conditions on a consent. • High difficulty of obtaining resource for further non-complying status subdivisions.
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51. The above assessment indicates that the costs of option 4 outweighs the benefits. Options 2 and 3 both similarly have benefits that outweigh costs. Option 1 numerically has more benefits than costs, however the costs of an inefficient development form (very low density) for which there is very little market demand and therefore a high risk of urban land remaining undeveloped, are considered to outweigh the listed benefits. Either of options 2 or 3 are the most appropriate.

Effectiveness

52. Beyond the rezoning of the subject land and clarification of the Living WM North and South Zones, few new provisions are proposed by the Plan Change. Rather, it is intended that existing Living WM Zone provisions apply to the new zone, as far as possible without amendment. New provisions are restricted to the introduction of an amended Outline Development Plan for the site in generally the same format as the existing Outline Development Plan for the Plan Change area, minor changes to rules to ensure that they will apply to the new site, and rule amendments to ensure that mitigation measures recommended in the Landscape and Visual Assessment report are implemented, e.g. fencing types against reserves. A requirement to provide for a pedestrian underpass across State Highway 73 is removed as an alternative pedestrian link across the State Highway has already been approved and constructed.
53. Two notable rule changes arising from the rezoning, are clarification of new minimum site sizes and related site coverage provisions. The site coverage and minimum lot size rule format are consistent with that of the other residential zones in the District, and are considered to be the most effective means of providing for an increased density in the proposed zone with practical site coverage limitations that allow for anticipated residential development, while also ensuring a generally spacious environment is maintained.

Efficiency

54. In considering efficiency, it is necessary to refer again to the cost/benefits of the four options outlined in the tables above. These assessments indicated that for Options 2 or 3, the benefits are greater as compared to the two alternative options, each of which had costs or disadvantages outweighing benefits. While Option 1 had similar numbers of benefits and costs, the environmental and social costs of an inefficient development form (very low density) for which there is little market demand, are considered to outweigh the listed



benefits. Taking into account the costs and benefits, Options 2 or 3, rezoning the Plan Change area in part or whole, are considered to be the most efficient means of achieving the objectives of the proposal and the District Plan. The proposed provisions, encapsulating minimal changes to the District Plan objectives, policies and rules, while maintaining a lower density of development than the Living 1 Zone, are also considered to be the most efficient means of achieving the objective of the Plan Change proposal.

Risks of Acting or Not Acting

55. Given the multiple subdivision resource consents that have been granted within the subject site to date, and the associated soil contamination, geotechnical and infrastructure reports that have been prepared for those resource consents, together with the reports accompanying this Plan Change application, there is minimal uncertain or missing information in relation to this proposal. It is therefore considered that there are no notable risks of acting or not acting.

Overall Assessment

56. Based on the above assessment, it is concluded that the Proposed Plan Change is the more appropriate method for achieving the objectives and policies of the District Plan and the objective of the proposal than the alternatives also considered above. Option 2, being to rezone only the Living 2A Zone to Living WM South, would be similarly appropriate to achieve the objectives and policies of the District Plan. However, given:

- the Living 2 Zone portion of the Plan Change area is already developed or consented to a density in excess of what the District Plan permits;
- there is no additional economic cost to including the Living 2 Zone land in this Plan Change application;
- the proposed Living WM South Zone provisions will better reflect the environment that is established within the Living 2 Zone; and
- the proposed density and site coverage rules have been drafted to ensure that little additional subdivision will be permitted within the existing developed parts of the Living 2 Zone area, to protect the amenity of existing residents in the area;

the inclusion of the Living 2 Zone in the Plan Change is considered to be appropriate.

57. It is concluded that the economic, social and environmental benefits of the Proposed Plan Change outweigh the potential costs. On this basis, the proposed rezoning is considered to be an appropriate, efficient and effective means of achieving the purpose of the Resource Management Act.

National Policy Statement on Urban Development Capacity

58. The Selwyn District Plan is required under Section 74(1)(ea) of the Resource Management Act to prepare or change its district plan in accordance with National Policy Statements (NPS), including the NPS on Urban Development Capacity.



59. Objectives of the NPS on Urban Development Capacity include:
- effective and efficient urban environments that enable people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing (OA1);
 - Urban environments that have sufficient opportunities for the development of housing and business land to meet demand, and which provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses (OA2);
 - Urban environments that, over time, develop and change in response to the changing needs of people and communities and future generations (OA3);
 - Local authorities adapt and respond to evidence about urban development, market activity and the social, economic, cultural and environmental wellbeing of people and communities and future generations, in a timely way (OC3);
 - Coordinated and aligned planning decisions within and across local authority boundaries (OD2);
60. As discussed above, provision for a denser form of residential development than is currently permitted in the District Plan is considered to be a more efficient use of the subject land, and a more effective means of achieving the range of allotment sizes predominantly demanded by the market (see Appendix E). In this respect, the provision for smaller allotments in the Plan Change area meets OA1, OA2 and OC3. Notably, OC3 indicates that local authorities adapt and respond to evidence of urban development and market activity and the wellbeing of people and communities. The statement by Mr Wheelans contained in Appendix E, illustrates clear evidence that the market strongly prefers smaller allotments than the current Living 2 and Living 2A Zone provisions allow. The evidence provided by Mr Wheelans also supports the changes that have been occurring within the West Melton urban environment over time, as the community has evolved from a small village, to a larger township, albeit with an emphasis still on maintaining a predominantly low density community that distinguishes itself from the larger Selwyn communities such as Rolleston, or from Christchurch City.
61. In regard Objective OD2, the Plan Change seeks to rezone to an existing zone (Living WM) that is already found within West Melton. In large part this is driven by the draft National Planning Standards, which seek to minimise and simplify zoning patterns within districts, and the Council's own expressed preference to not create an entirely new zone type in advance of the District Plan Review⁴.
62. Overall, the proposal is considered to be in accordance with the NPS on Urban Development Capacity.

⁴ Pers.comm. Ben Rhodes, Selwyn District Council.



Canterbury Regional Policy Statement

63. The Selwyn District Plan is required under Section 73(4) of the Resource Management Act to give effect to the Canterbury Regional Policy Statement 2013 (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.
64. The most relevant objectives and policies of the RPS are those contained in Chapter 6, which were inserted by the Land Use Recovery Plan. Chapter 6 contains the objectives and policies that guide the Recovery and Rebuilding of Greater Christchurch.
65. With reference to urban areas generally, the operative Canterbury Regional Policy Statement generally seeks to ensure that urban growth occurs in such a manner as to achieve consolidation and avoid unnecessary sprawl. The Plan Change area sits within the urban limits of Greater Christchurch, as indicated in the Regional Policy Statement. The proposed development is wholly contained within an existing township of West Melton. It is not contained within an area identified as Residential Greenfield Priority in Chapter 6 of the RPS. The RPS specifically references West Melton in Objective 6.2.2 Urban Form and Settlement, stating that the objective seeks to encourage sustainable and self-sufficient growth and consolidation of the existing settlement of West Melton. The Plan Change will achieve this objective.
66. Policy 6.3.1 Development within the Greater Christchurch area seeks, among other matters, to ensure new urban activities only occur within existing urban areas or identified greenfield priority areas. The Plan Change will occur within an existing urban area.
67. Policy 6.3.3 Development in accordance with outline development plans, applies only to greenfield priority areas and rural residential development and is not applicable to the application site.
68. Overall, the development is considered to be consistent with the Regional Policy Statement.

Mahaanui – Iwi Management Plan 2013

69. The Mahaanui Iwi Management Plan (IMP) sets out Ngāi Tahu's objectives, issues 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. Under Section 74(2A) of the Resource Management Act, a territorial authority must take into account any such plan to the extent that it has a bearing on the resource management issues of the district. The IMP is primarily a tool for the Rūnanga in the area it covers; the plan also provides guidance to territorial authorities and others. The IMP sets out the broad issues as well as the specifics for particular areas. These matters are considered below, as they are relevant to this proposed Plan Change. It is noted that the IMP does not identify any specific cultural values associated with the subject land that might be adversely impacted by its development.

Ranginui



70. The relevant matters identified in IMP are discharges to air and the protection of night time darkness. The proposed Plan Change 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 Environment Canterbury through the Regional Air Plan. All of the Plan Change area is subject to existing District Plan controls over night time lighting, to protect the West Melton Observatory. Those controls will assist in minimising light pollution.

Wai Māori

71. 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. The land to be rezoned does not contain any waterways, with the exception of short sections of artificial water races. With the reticulation of effluent disposal from new dwellings the potential from adverse impacts on groundwater quality are limited. The site will also be connect to a Council water supply, which is more efficient way to service the development than through a separate well or wells. Stormwater generated by the new roads will be treated and disposed of through swales and basins, ensuring that no untreated stormwater will reach groundwater. Further, roof stormwater (generally considered clean) will be disposed of straight to ground. All of these aspects of the development combine to ensure that there will be minimum adverse impact on the freshwater quality or quantity within this locality.

Papatūānuku

72. The use of land and how it is developed is of importance to Rūnanga. This section identifies matters such as the urban planning, the subdivision and development of land, stormwater, waste management, and discharges to land. The potential effects of the proposal on the environment have been discussed in the assessment of effects above. That assessment concludes that there will minimal adverse impacts on the quality of the natural environment as no waste or contamination will be discharged in a manner that will compromise the mauri of surface or groundwater.

Tāne Mahuta

73. 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 is either already developed for residential use (in the northern half of the site) or has been used for farming purposes for many years. There are no notable indigenous plantings within the site. The proposed Plan Change does not have specific planting requirements, other than the establishment of a screening row of trees adjacent the south eastern boundary with the Rural zone. It is anticipated that over time, as the area is developed for residential use, that further plantings, both exotic and native, will occur.

Ngā tūtohu whenua

74. There are no known wāhi tapu, wāhi taonga or mahinga kai sites within the application site or close by.



Te Waihora

75. The application site sits with the catchment of Te Waihora. The main matters of concern within this area relate to the management of water and waterways within the Te Waihora catchment, and the subsequent impact that can have on the water quality of Te Waihora and its environment. The proposal does not involve an activity that could adversely impact on the lake and its environmental and cultural values.

Summary

76. It is considered that overall the proposal will not have an adverse impact on the cultural values of iwi as set out within IMP.

Part II of the Resource Management Act 1991

77. The purpose of the Resource Management Act is set out in Section 5 of the Act, being the sustainable management of natural and physical resources. This purpose is subject to Sections 6, 7 and 8 of the Act which set out that matters that are to be taken into consideration in achieving the purpose.
78. Section 6 identifies the matters of national importance that must be recognised and provided for when exercising a function under the Act. None of the listed matters in section 6 are relevant to this site. As discussed above, in relation to section 6 and section 8 matters there are no known wāhi tapu, wāhi taonga or mahinga kai sites within the application site or close by.
79. In terms of section 7, the matter of most the relevance to the residential zoning and further development of this site is maintenance and enhancement of the quality of the environment. The site is an existing residentially zoned area, having previously been identified as suitable for residential development. The quality of environment and amenity values are anticipated to be high, with requirement by the rules of the District Plan for a spacious, open setting for residential development at a lower density than areas north of the State Highway, low density adjacent the rural boundary and a rural vernacular of fencing adjoining reserves.
80. An overall assessment of the proposal to rezone the land for Living WM South Zone purposes is considered to achieve the purpose of the Resource Management Act. The proposal provides for the social well-being of residents of Selwyn District and the Greater Christchurch area by providing a more efficient development form than currently permitted within the site.