

Section 42A Report

Report on Private Plan Change 59

**GW Wilfield Ltd request to rezone Living 2 and Living 2A Zone
land in West Melton to a new zone called 'Living WM South'**

1. Introduction

Qualifications and Experience

1. My name is Rachael Carruthers. I am employed by Selwyn District Council as a Strategy and Policy Planner. I hold the qualifications of Master of Social Science and Post Graduate Diploma in Resource and Environmental Planning from the University of Waikato and am an Intermediate Member of the New Zealand Planning Institute. I have 17 years' experience as a planner for Selwyn District Council, including as the reporting officer for most of the subdivision and land use consents for the existing development of the Wilfield subdivision, which is the area subject to this plan change request.
2. Whilst this is a Council Hearing, I have read the Environment Court's Code of Conduct for expert witnesses, and I agree to comply with it. My qualifications as an expert are set out above. I confirm that the issues addressed in this report are within my area of expertise and I have relied on the expert advice of others where stated. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

Evidence Scope

3. This report analyses the submissions received on Private Plan Change 59 (PC59) to the Selwyn District Plan (the Plan) and has been prepared under s42A of the Resource Management Act 1991 (the Act).
4. The purpose of this report is to assist the Hearing Commissioner in evaluating and deciding on submissions made on PC59 and to assist submitters in understanding how their submission affects the planning process. This report includes recommendations to accept or reject points made in submissions, and to make amendments to the Plan. These recommendations are my opinions, as Reporting Officer, only.
5. In this regard it is important to emphasise that the Commissioner is in no way bound by my recommendations and will form their own view on the merit of the plan change and the outcomes sought by submitters, having considered all the evidence before them.
6. In preparing this report I have:
 - visited the site and wider West Melton township;
 - reviewed the plan change request as notified and the further information received;
 - read and assessed all the submissions received on the plan change request;
 - considered the statutory framework and other relevant planning documents; and
 - relied, where necessary, on the evidence and peer reviews provided by other experts on this plan change.
7. This report effectively acts as an audit of the detailed information lodged with the plan change request prepared by Novo Group Ltd on behalf of GW Wilfield Limited. A full copy of the plan change request, submissions, summary of submissions and other relevant documentation can be found on the Selwyn District Council website at <https://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/plan-changes/plan-change-59,-west-melton-living-2-to-living-west-melton-south>.
8. As such, this report seeks to provide as little repetition as possible and accepts those parts of the application where referred to. If a matter is not specifically dealt with in this report, it can be assumed that there is no dispute with the position set out in the plan change application.

2. Background

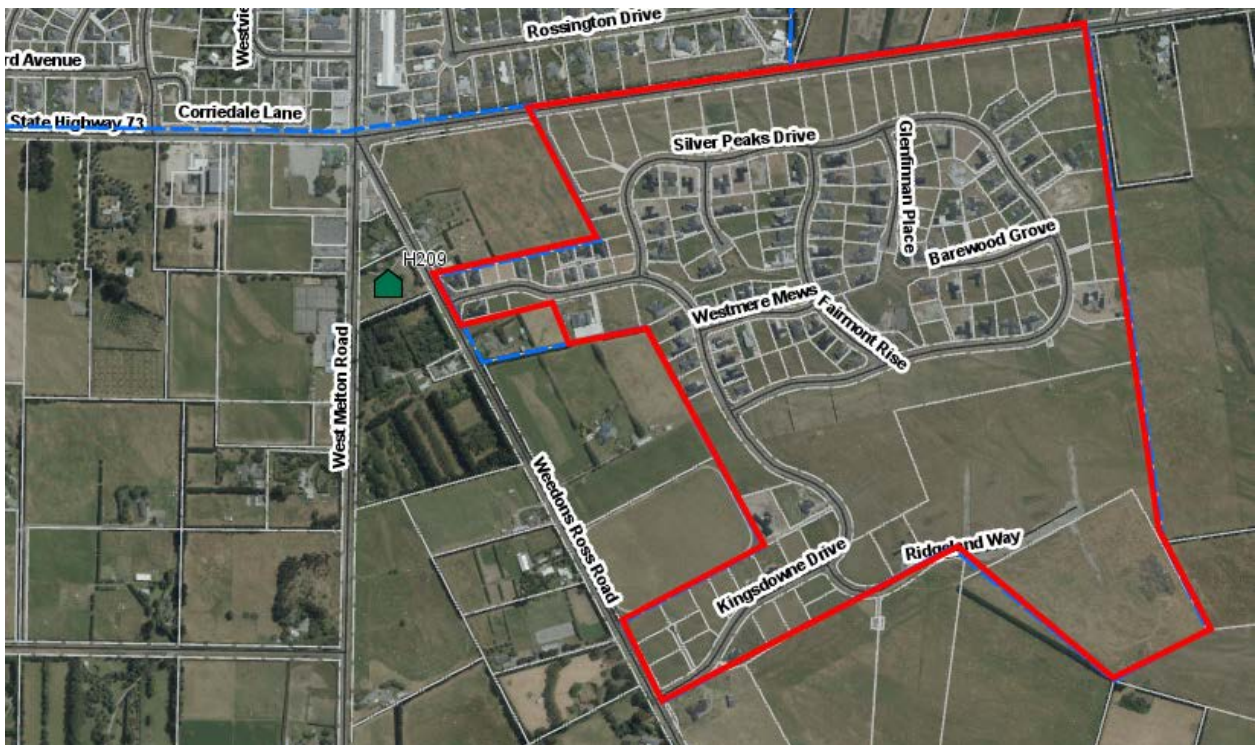
10. The site, which encompasses the residential development commonly known as Wilfield, was rezoned from Rural to Living 2 and Living 2A through submissions and appeals to the (then) Proposed District Plan in the early 2000s. It has been the subject of multiple subdivision and land use consents since 2014. Those resource consents have collectively provided for a residential form that is denser than originally envisaged for the Living 2 and Living 2A Zones, but which remains of a lower density than is typically found in the Selwyn Living 1 zones.
11. This plan change request 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 request 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.
12. The application site sits wholly within the existing urban boundaries of West Melton.

3. Proposal and Site Description

Site description

13. The site and surrounding environment is as described in the application s32 report. A more recent aerial photograph of the area shown in Figure 1 below, with the plan change area shown outlined in red.

Figure 1 – Aerial photograph of site, outlined in red



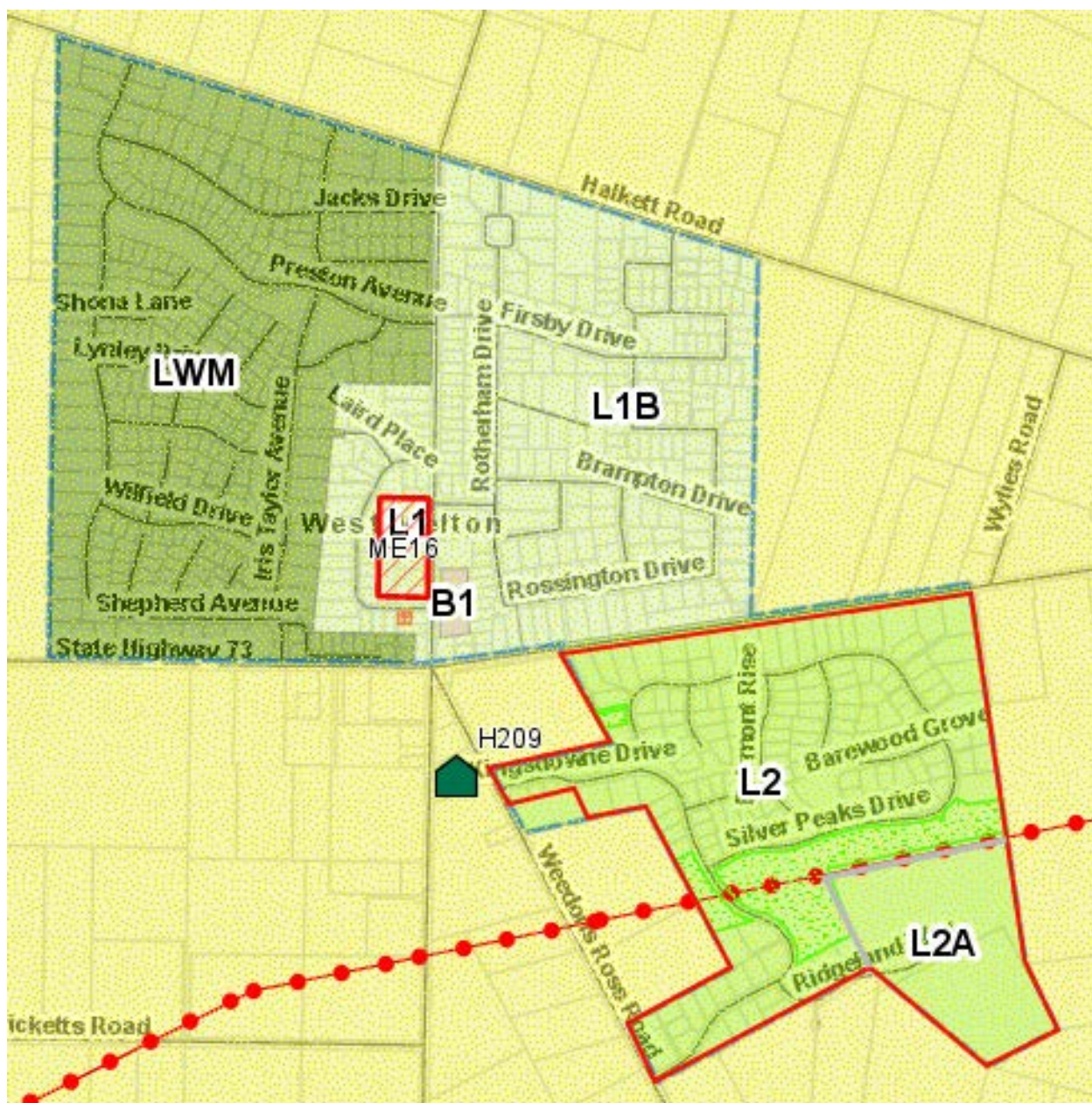
14. A notable update to that description, however, is that the speed limit along State Highway 73 as it passes through West Melton was reduced from 70km/h to 60km/h on 12 October 2020. The speed reduction area is shown in Figure 2 below.

Figure 2 – Extent of 60km/h State Highway 73 speed limit, West Melton



15. The site has a relatively flat topography and no significant natural features, although a 220 kV Transpower transmission line passes through the site, south of the southern arm of Silver Peaks Drive as shown red in Figure 3 below.
16. The area over which consents have been granted for subdivision has been developed, with three distinct areas of site sizes. The northern arm of Kingsdowne Drive has sites generally consistent with the Living WM zone, in the range of around 500 – 1,200m². Around the outer sides of the developed area, sites are generally in the region of 2,500 – 6,000m², while the majority of sites, towards the centre of the development, are in the region of 1,000 – 2,000m². The southern side of the southern arm of Silver Peaks Drive is currently subject to an 'open space' provision to prevent residential development in this area (shown green spots in Figure 3 below). The purpose of the provision is to maintain a 3,000m² average site size across Wilfield, so as not to be contrary to the objectives and policies associated with the Living 2 zone.
17. The zoning of the site is shown in Figure 3 below. The majority of the site is zoned Living 2, with the exception of the 10ha in the south eastern portion of the site, which is zoned Living 2A.
18. The site is within the West Melton Observatory Lighting Area.

Figure 3 – Township Zoning.



Surrounding environment

19. The township of West Melton is located approximately 9 kilometres north of Rolleston and approximately 26 kilometres west of Central Christchurch. The township itself is primarily located either side of State Highway 73, south of Halkett Road.
20. West Melton has seen significant growth over the life of the Selwyn District Plan, particularly since the Canterbury Earthquake sequence. The Preston Downs development (zoned Living WM) wraps around 'old' West Melton (zoned Living 1) on the western side of the township between Halkett Road and State Highway 73, to the west of Weedons Ross Road, while the Gainsborough development is located on the eastern side of the township between Halkett Road and State Highway 73, to the east of Weedons Ross Road. A Business 1 (commercial) zone was established in 2012 to service the community, which is significantly less densely populated than other townships in the district.

21. Outside of the township boundary, land is zoned Rural (Inner Plains) and is generally used for rural lifestyle purposes.

Proposal

22. As described in the applicant's s32 evaluation, this plan change request seeks to provide for a greater density of development in the West Melton Living 2A Zone than is currently permitted, and to provide for a residential density in the West Melton 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 for those parts of the zone:
- that adjoins a proposed reserve associated with the high voltage transmission line corridor and is currently undeveloped; and
 - is south of State Highway 73 and north of the northern arm of Silver Peaks Drive, which currently contains sites consistent with other 'outer edge' sites in the Wilfield development.

4. Procedural Matters

23. The process for making a plan change request and how this is to be processed is set out in the 1st Schedule of the Act.
24. The request was formally received by Selwyn District Council on 12 November 2018. Following the provision of requested further information, it was accepted for further processing on 13 February 2019. The request was publicly notified on 5 March 2019, with submissions closing on 4 April 2019. The summary of submissions was notified and further submissions requested on 5 June 2019. In response to points raised in submissions and further submissions, further information was requested from the applicant on 14 August 2019 and received on 14 August 2020.
25. PC59 has reached the point where a hearing is now required (Clause 8B), and a decision made on the plan change and the associated submissions (Clause 10). With the hearing set down for 9 February 2021, an extension of time pursuant to ss37 and 37A of the Act will be required, as Council's decision will be made more than 2 years from the date the request was accepted for further processing.

5. Submissions

26. A total of 20 submissions were received, including two late submissions. One further submission was received.
27. The submitters and their position in relation to the plan change are set out in the table below. The summary of submissions is available at https://www.selwyn.govt.nz/_data/assets/pdf_file/0011/298676/20190418-Summary-of-submissions-PC59.pdf, and the full text of each submission is available at <https://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/plan-changes/plan-change-59,-west-melton-living-2-to-living-west-melton-south>.

Table 1 – Summary of submissions

Submitter	Support or Oppose	Wishes to be heard?
PC59-S01 Peter Herbert Stafford (also lodged a further submission)	Oppose in part	Yes
PC59-S02 Laurel Linton	Support in part	No
PC59-S03 Simon Burge	Support in part	No
PC59-S04 Andrew Cowan	Oppose	Not stated
PC59-S05 Gregory and Alse Boaz	Oppose	No

PC59-S06	Michael Harvey	Oppose	Not stated
PC59-S07	Lucy Bell	Oppose in part	No
PC59-S08	Alex Setz	Oppose	No
PC59-S09	Melanie Cotter	Oppose	No
PC59-S10	Andrew Dyson	Oppose	Yes
PC59-S11	Michael Dillon	Oppose	No
PC59-S12	Helen Conaghan	Oppose	No
PC59-S13	Amy and Hamish Osborne	Support	Yes
PC59-S14	Courtney Hurring	Oppose	Not stated
PC59-S15	Scott Ashby and Hanna Coysh	Oppose	No
PC59-S16	David Bennett	Oppose	Yes
PC59-S17	Katie Bryce	Oppose	Yes
PC59-S18	New Zealand Transport Agency	Oppose	Yes
PC59-S19	Narelle Souness and Kerry Ring (late submission)	Oppose	Yes
PC59-S20	New Zealand Defence Force (late submission)	Support in part	Yes

28. In accordance with Council policy, any submission relating to a plan change request which is received by the Council after the closing date for submissions but before the hearing of any such submissions, shall be recorded as late and included in any summary of submissions and presented at the hearing. The Hearing Commissioner shall then determine whether the late submission can and shall be accepted for consideration, having regard to:
- The Council's duties under s37A of the Act;
 - The principles of natural justice; and
 - Any submissions made on the matter by the applicant, the late submitter, and any other affected party and the Council's Reporting Officer.
29. I do not consider that the late submissions of Narelle Souness and Kerry Ring and the New Zealand Defence Force to have unduly delayed the hearing, nor do I consider any party to have been adversely affected by the late service of this submission. Accepting the late submission is consistent with the public participatory approach of the Act and ensures the Commissioner can consider the views of the submitter in assessing the application.
30. I therefore recommend that the late submissions of Narelle Souness and Kerry Ring and the New Zealand Defence Force be accepted by the Commissioner.
31. For completeness I note that none of the submissions relate to trade competition.

6. Statutory Framework

32. The general approach for the consideration of changes to district plans are as set out in the Environment Court's decision in Colonial Vineyard Ltd v Marlborough District Council, applied and summarised in subsequent decisions. In this case, I summarise the tests as requiring that PC59:
- accord with and assist the Council in carrying out its functions (s74(1));
 - accord with Part 2 of the Act (s74(1)(b));
 - have regard to actual and potential effects on the environment, including, in particular, any adverse effect (s76(3));
 - give effect to any national policy statement or operative regional policy statement (s75(3)(a) and (c));
 - have regard to any proposed regional policy statement, and management plans and strategies prepared under any other Acts (s74(2));
 - have regard to the extent to which the plan is consistent with the plans of adjacent territorial authorities (s74 (2)(c)); and

- g. establish the most appropriate method for achieving the objectives and policies of the District Plan, undertaking the assessment detailed in s32.
- 33. The functions of Council as set out in s31 of the Act include the establishment, implementation and review of objectives, policies and methods to:
 - a. achieve integrated management of the effects of the use, development and protection of land and associated natural and physical resources; and
 - b. to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district.
- 34. The application considered the actual and potential effects of the plan change on the environment, and where necessary, I have discussed these in Section 7 of this report.
- 35. The statutory documents that the proposed plan change is required to have regard to, and the manner in which the plan change request does so, is set out in Section 8 of this report
- 36. I do not consider there to be any directly relevant provisions in the District Plans of neighbouring territorial authorities that are affected by PC59.
- 37. Matters of cross-boundary interest are outlined in the Plan. The most applicable to PC59 include:
 - effects on the strategic and arterial road network from people commuting between Selwyn and Christchurch;
 - effects of land uses on groundwater supplies for Christchurch; and
 - development on or near the boundary of Selwyn District and Christchurch City Council.
- 38. These have primarily been addressed and managed in an agreed partnership with the adjoining Councils through the co-ordinated urban growth of the Greater Christchurch area and through the Canterbury Regional Policy Statement (particularly Chapter 6), the Land Use Recovery Plan, the Urban Development Strategy, and more recently Our Space.
- 39. I note that West Melton is within the Greater Christchurch area.

7. Assessment of Issues Raised by Submitters

- 40. As set out in Section 5 above, 20 submissions were received. This section provides an assessment of the submission points received and a summary of the information included with the application and the expert evidence commissioned to inform the overall recommendations of this report and to make a determination on the relief sought by submitters.
- 41. I consider that the key matters either raised by submitters, or necessary to be considered in ensuring that the Council's statutory functions and responsibilities are fulfilled, are:
 - Extent of the plan change area
 - Sense of spaciousness/township character
 - Transport effects
 - Three waters
 - Reserves and open space
 - Reverse sensitivity – West Melton Range

Extent of Plan Change Area

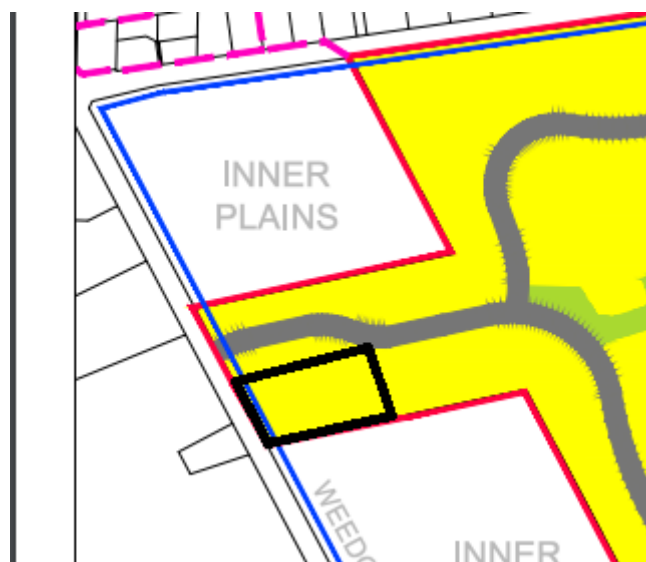
- 42. The submission of Laurel Linton (PC59-S02) seeks to include an additional property within the plan change area. Lot 1 DP 391578 (shown blue in Figure 4 below) is outside the plan change request area, but is the only property within the existing Living 2/Living 2A zone south of State Highway 73 that is not within the plan change request area.

Figure 4 – Area sought to be included in the Plan Change



43. Although this property is outside the area listed in the plan change application as being subject to the application, it is within the area subject to the proposed Outline Development Plan, as shown indicatively by the area outlined in black in Figure 5 below. As such, I consider that the submission is 'on' the plan change.

Figure 5 – Indicative location on ODP of area sought to be included in the Plan Change



44. I consider that it would be poor planning practice to leave this single property zoned Living 2 while rezoning the surrounding Living 2 land, and so consider that, if the plan change request is approved, that this property should also be rezoned Living WM South and form part of the ODP area as proposed by the applicant.

Sense of spaciousness/township character

45. Amy and Hamish Osborne (PC59-S13) support the proposed 1,100m² minimum site size, but consider that this should be a minimum average, consistent with the majority of Living zones, rather than a straight minimum.
46. Michael Harvey (PC59-S06) would like to see the existing density pattern retained, perhaps with some additional Inner Plains land rezoned to allow for additional sites to be created, thereby keeping the existing density but allowing for more sites by zoning more land.
47. Scott Ashby and Hanna Coysh (PC59-S15) request that, if the plan change is approved, sites larger than 3000m² that have already been sold be protected by a minimum site size of 3000m² adjoining them.
48. Andrew Cowan (PC59-S04), Alex Setz (PC59-S08), Melanie Cotter (PC59-S09), Andrew Dyson (PC59-S10), Michael Dillon (PC59-S11), Helen Conaghan (PC59-S12), Courtney Hurring (PC59-S14), Scott Ashby and Hanna Coysh (PC59-S15), David Bennett (PC59-S16), Katie Bryce (PC59-S17), Narelle Souness and Kerry Ring (PC59-S19) have raised concerns that the proposed site sizes are too small to retain the existing spacious and semi-rural character of the area.
49. The proposed plan change would, by its nature, alter the character and amenity of the plan change area. This is not, in itself, an adverse effect. As described in the plan change request, the proposed site sizes are consistent with the outcomes sought for West Melton, including larger section sizes than in other townships, and larger site sizes are proposed along the rural urban interface as a way of transitioning between these two environments.

Transport effects

50. The application includes an integrated traffic assessment prepared by Stantec and dated August 2018. The application, submissions and further information has been reviewed by Mr Andrew Mazey, Council's Asset Manager Transportation. His comments are attached as Appendix 1.
51. Concerns about the effects of intensification on the safe functioning of the State Highway 73/Weedons Ross Road intersection were raised by:
 - Simon Burge (PC59-S03)
 - Andrew Cowan (PC59-S04)
 - Gregory and Alse Boaz (PC59-S05)
 - Alex Setz (PC59-S08)
 - Melanie Cotter (PC59-S09)
 - Michael Dillon (PC59-S11)
 - Helen Conaghan (PC59-S12)
 - Courtney Hurring (PC59-S14)
 - Scott Ashby and Hanna Coysh (PC59-S15)
 - David Bennett (PC59-S16)
 - Katie Bryce (PC59-S17)
 - NZTA (PC59-S18)
 - Narelle Souness and Kerry Ring (PC59-S19)
52. Andrew Cowan (PC59-S04) is also concerned that a greater density of housing within the plan change area will result in additional cars parking on the street, thereby restricting vision and access along roads.
53. Lucy Bell (PC59-S07) is concerned that additional sections will result in additional vehicles speeding along Kingsdowne Drive, and therefore requests that speed humps be installed along Kingsdowne Drive.
54. Andrew Dyson (PC59-S10) is concerned that increased traffic movements will make it unsafe for his children to safely play outside.
55. Following submissions, NZTA have confirmed that an intersection upgrade of the State Highway 73/Weedons Ross Road intersection will be undertaken as part of the New Zealand Upgrade

Programme. The applicant has therefore volunteered a rule that would prevent the completion of any further residential subdivision beyond what has already been consented until such time as the State Highway 73/Weedons Ross Road intersection is signalised.

56. From a roading and transport perspective Mr Mazey supports Plan Change 59 subject to a rule or similar being provided that will appropriately pause the subdivision phases of this plan change, should it be approved, until the SH73 and Weedons Ross Road intersection is upgraded with traffic signals. I accept his conclusions.

Three waters

57. The plan change request includes an infrastructure report prepared by Davie Lovell-Smith Ltd and dated October 2018. The application, submissions and further information have been reviewed by Mr Murray England, Council's Asset Manager Water. His evidence is attached as Appendix 2.
58. Concerns about infrastructure generally were raised by Simon Burge (PC59-S03). Narelle Souness and Kerry Ring (PC59-S19) raise concerns about water and sewer capacity, and Peter Stafford (PC59-S01) expressed concerns in both his submission and his further submission about the use of the Edendale water supply to provide reticulated water to the plan change area, and about the quality of the water.
59. Alex Setz (PC59-S08) is concerned that the intensification of the plan change area would place additional pressure on the reticulated water supply.
60. Mr England is satisfied that the plan change area can be appropriately serviced for water, wastewater and stormwater. I accept his conclusions.

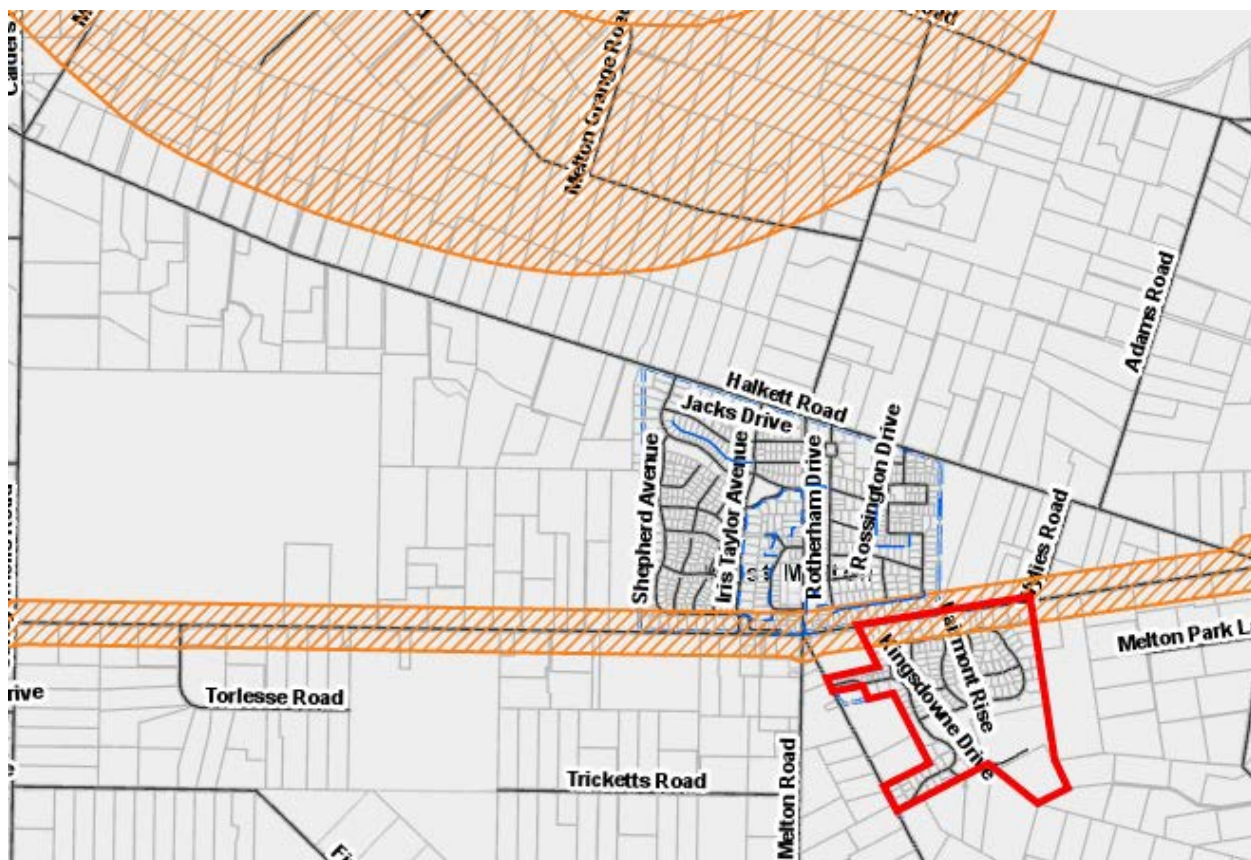
Reserves and open space

61. Amy and Hamish Osborne (PC59-S13) support the proposed reserves and consider that they will become a community asset in terms of amenity and connectivity. They also support the proposed fencing requirements adjoining reserves.
62. Andrew Dyson (PC59-S10) is concerned that there is insufficient community green space associated with Wilfield subdivision, and that the plan change request will exacerbate this lack. Courtney Hurring (PC59-S14) seeks additional green space within the plan change area.
63. In general, Outline Development Plans show the indicative location of reserves within a development area, but the quantum actually provided is guided by Councils Reserves Policy, and such does not need to be considered here.

Reverse sensitivity – West Melton Range

64. The New Zealand Defence Force (PC59-S20) wishes to highlight the critical importance of the West Melton Rifle Range to NZDF, and the significance of adverse reverse sensitivity effects to its ongoing operations and functioning. NZDF have therefore requested that provisions be included in the District Plan that recognise the range and provide adequate protection for the range from the adverse effects of reverse sensitivity. This could be either via amending Policy B4.3.101 or inserting a new policy to recognise the proximity of the proposed development to the range and the need to recognise and manage the potential for reverse sensitivity effects on the range.
65. I agree with the submitter that the range is strategic infrastructure as recognised by the Canterbury Regional Policy Statement. However, as the submission acknowledges, the plan change area is outside the area where NZDF has provided any evidence to Council of reverse sensitivity effects that require management through a district plan. Given that the area that the NZDF considers may be affected by reverse sensitivity effects, based on the acoustic information provided to Council as part of the District Plan Review (shown orange at the top of Figure 6 below), is approximately 2km north of the plan change area at the closest point, I consider that the NZDF submission is not 'on' the plan change, and recommend that it not be accepted.

Figure 6 – Location of proposed noise control overlays relative to plan change area (NZDF overlay at the top, State Highway overlay through the middle)



Greater Christchurch Urban Development Strategy (UDS)

66. The submission of NZTA (PC59-S18) requests that Council consider the intentions of the updated UDS provisions and those of the Canterbury Regional Policy Statement. These are discussed in Section 8 below.

Selwyn District Plan

67. The submissions of Scott Ashby and Hanna Coysh (PC59-S15) and Narelle Souness and Kerry Ring (PC59-S19) raise concerns about the application in relation to the objectives and policies of the Selwyn District Plan. These are discussed in Section 8 below.

8. Statutory Analysis

68. In considering the contents of District Plans, Council must give effect to any operative national policy statement (s75 (3)(a)) and any regional policy statement (s75 (3)(c)) and have regard to any proposed regional policy statement (s74 (2)(a)) and any management plan or strategy prepared under other Acts, including the Local Government Act (s74 (2)(b)(i)).

Selwyn District Plan

69. The application contains a comprehensive assessment of the proposal against most of the relevant objectives and policies of the Township Volume of the Plan and concludes that the proposed plan change is consistent with the existing provisions.

70. I consider that the objectives and policies contained within the application assessment are relevant and that they are evaluated to a level of detail that is appropriate to the degree of change that is being sought.
71. I accept the conclusion reached in the application that the proposed plan change is consistent with the identified objectives and policies of the Plan. The additional relevant objectives and policies are discussed below, with all relevant objectives and policies attached as Appendix 4 to this report.
72. In relation to B2.1 Transport, I consider that Policies B2.1.4(b) and B2.1.11 are also of relevance. The Outline Development Plan does not propose any new property access to State Highway 73, and no changes to the existing District Plan road standards are proposed. I therefore consider that, with the proposed standard limiting further development until the intersection upgrade is complete, the proposal is also consistent with the policies identified above.
73. In relation to B2.2 Utilities, the plan change request has demonstrated that the provision of utilities is feasible, so that people will have access to utilities in order to carry out their activities. I therefore consider that the proposal is also consistent with the policies relating to utilities.
74. The provision of community facilities such as reserves is managed at the subdivision stage, in line with Council's Open Spaces Strategy. Future development of the application area would therefore be in accordance with B2.3 Community Facilities (and Reserves).
75. A regular solid waste collection and disposal service would be available to residents in the plan change area, and so the request is consistent with the objectives and policies of B2.4 Waste.
76. As discussed in paragraphs 92-93 above, mitigation measures are already in place to address the potential risk of flooding, while the land drainage system will be considered as part of any future subdivision design. I therefore consider that the application is consistent with the additional relevant policies B3.1.2 and B3.1.7 relating to B3.1 Natural Hazards.
77. The plan change area adjoins a state highway and the potential for noise effects associated with West Melton Range was raised in submissions, and so it is appropriate to consider Policies 3.4.10 and B3.4.11. No change is proposed to existing requirements to provide acoustic mitigation when building near the state highway, and the evidence provided to Council by NZDF to justify acoustic mitigation near the range as part of the Proposed District Plan (the area of which is shown in Figure 6) does not support additional mitigation in West Melton township.
78. Additional dwellings in the plan change area would increase the potential for nightglow from outdoor lighting that would affect West Melton Observatory. However, while nightglow is the subject to a policy in the Townships Volume of the Selwyn District Plan, outdoor lighting is not separately managed in relation to the observatory in townships (the additional rules only apply in the Rural Zone).
79. I therefore consider that the application is consistent with the additional relevant policies B3.4.10, B3.4.11 and B3.4.13 relating to B3.4 Quality of the Environment.
80. The plan change request does not consider Objective B4.3.9, as it has been inserted into the plan since the request was formally received by Council, as an outcome of the National Policy Statement on Urban Development Capacity 2016. The plan change would contribute to the feasible development capacity of the district, and so the request is consistent with this additional objective.
81. Policy B4.3.1 requires Council to ensure that new residential development within the Greater Christchurch area is contained within existing zoned land and developed in accordance with an Outline Development Plan incorporated into the District Plan. The application area is existing residentially-zoned land, and an updated Outline Development Plan is proposed for inclusion in the District Plan. The request is consistent with this policy.
82. Policy B4.3.8 is a general policy listing the elements that need to be included in each Outline Development Plan. The proposed Outline Development Plan shows most of these elements, but the proposed site sizes are too large to achieve the required minimum net density of at least 10 lots or household units per hectare. However, site sizes small enough to achieve this density would be contrary

to Policy B4.3.101 to maintain the lower residential density of the existing West Melton township. When balancing the two, the township-specific policy B4.3.101 carries more weight than the general policy B4.3.8. As such, although the plan change request is inconsistent with this element of policy B4.3.8, I do not consider it contrary to its intent to ensure that high quality outline development plans are incorporated into the district plan when plan changes are proposed.

83. Overall, I consider that the plan change request is consistent with all relevant objectives and policies of the Selwyn District Plan.

Canterbury Regional Policy Statement (CRPS)

84. NZTA (PC59-S18) requests that the plan change request be considered in the light of the CRPS.
85. The application contains a comprehensive assessment of the proposal against the relevant objectives and policies of Chapter 6 of the CRPS and concludes that the proposed plan change is consistent with the identified provisions.
86. I consider that the objectives and policies contained within the application assessment are relevant and that they are generally evaluated to a level of detail that is appropriate to the degree of change that is being sought.
87. I accept the conclusion reached in the application that the proposed plan change is consistent with the identified objectives and policies of the CRPS. The additional relevant objectives and policies are discussed below, with all relevant objectives and policies attached as Appendix 4 to this report.
88. Chapter 5 addresses land use and infrastructure across the entire region. Objective 5.2.1 seeks that development be located and designed in a consolidated way in and around existing urban areas as the primary focus for growth, subject to nine criteria. Of these, criteria b, f, g, and i are of relevance to this application.
89. The plan change is intended to provide housing choice by providing for larger sections than generally available in Selwyn townships, consistent with Objective 5.2.1.2.b. The offered subdivision rule preventing the completion of any residential subdivision until the completion of the State Highway 73/Weedons Ross Road intersection upgrade would be consistent with Objectives 5.2.1.2.f and 5.2.1.2.g to avoid adverse effects on regionally significant infrastructure. The proposal to have larger site sizes along the rural interface would avoid conflict between urban and rural activities (5.2.1.2.i) and therefore achieve consistency with Objective 5.2.1.2.
90. Chapter 6 sets out the objectives and policies that relate to the recovery and rebuilding of Greater Christchurch, of which West Melton is a part. The objectives are to provide a land use and infrastructure framework that, among others:
 - provides for additional housing within the district, including consolidation of existing zoned land at West Melton
 - avoids urban development outside of existing urban areas
 - maintains the character and amenity of rural areas and settlements
 - protects people from unacceptable risk from natural hazards
 - is able to be serviced, including with transport links
91. Although the proposal does not provide the 10 households per hectare yield required by Policy 6.3.7, it does provide for a consolidation of the existing zoned land at West Melton that maintains the spacious character and amenity of West Melton generally. The proposal is within an existing urban area that is not subject to unacceptable risk from natural hazards and is able to be serviced.
92. Chapter 11 considers natural hazards more specifically. The application area is outside any district plan natural hazard area, but, as with most of the District, does include areas that have been modelled as potentially subject to at least 5cm of flooding during a 0.5% Annual Exceedance Probability flood event. The most recent Council flood modelling is available at

<https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/>, and a snapshot is shown below as Figure 7. The plan change area does not include any high hazard areas.

Figure 7 – Modelled flood extent, 0.5% AEP event, incorporating 8.5 RCP climate change scenario.



93. No changes to the Selwyn District Plan are proposed to address flood risk for new buildings. Rather, this would be managed through the building consent process in a manner consistent with the remainder of the district outside currently-identified flood areas.
94. The application area is within that part of the district where ground conditions are such that damaging liquefaction is considered unlikely. There are no known fault traces within or near the application area.
95. Chapter 16 seeks the efficient use of energy, including through development that:
 - Maintains a compact urban form; and
 - Avoids impacts on the ability to operate energy infrastructure efficiently.
96. Policy 16.3.4 requires a reliable and resilient electricity transmission network to be maintained by avoiding subdivision use and development which would otherwise limit the ability of the electricity transmission network to be operated, maintained, upgraded and developed. The proposed Outline Development Plan provides a minimum 24m wide reserve centred along the transmission line to ensure that new dwellings can comply with the separation distances set out in the New Zealand Code of Electrical Practice. In addition, subdivision matter for discretion 12.1.4.49 allows for further consideration of this matter at the time of subdivision.
97. Chapter 17 concerns contaminated land, with the objective being to protect people and the environment from both on-site and off-site adverse effects of contaminated land. As discussed in paragraph 109 below, appropriate land investigations and remediation were undertaken as part of the earlier subdivision consents and no further investigation is required at this time.
98. Therefore I consider that PC59 is able to 'give effect' to the CRPS at a strategic level.

99. For completeness, there is a proposed change to the CRPS, relating to Chapter 6. I do not consider that it is necessary to have regard to this proposed change when considering PC59, as the proposed change does not affect the applicability of the CPRS to the plan change area.

Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga (Our Space)

100. NZTA (PC59-S18) requests that the plan change request be considered in the light of the Urban Development Strategy, as updated by Our Space.
101. Our Space represents a further building block to ensure that the partnership approach to planning takes account how things have changed in recent years, and what demands and trends might shape the future of Greater Christchurch's urban areas during the next thirty years. Its particular focus is how best to accommodate housing and business land use needs in a way that integrates with transport and other infrastructure provision, building greater community resilience, and contributing to a sustainable future for Greater Christchurch that meets the needs and aspirations of our existing communities and future generations.
102. Our Space makes recommendations for changes to the CRPS to accommodate rezoning for additional growth in Rolleston, Rangiora and Kaiapoi to meet shortfalls in housing capacity, but does not recommend any changes relating to West Melton. As such, I do not consider that the application challenges the intent of Our Space.

Canterbury Land and Water Regional Plan (LWRP)

103. It is considered that the objectives of the LWRP are applicable when considering the proposed plan change. The relevant provisions are attached as Appendix 6.
104. The ability of the plan changed area to be efficiently serviced in terms of water, wastewater, and stormwater has been discussed in paragraphs 57-60 above and in Appendix 2. In summary, the plan change area is able to be provided with a reticulated water supply and sewerage disposal system. Stormwater will be disposed of directly to ground, with the free-draining nature of the soils combined with the proposed sizes meaning that there is no need for a site-wide reticulated stormwater retention and treatment system. The detailed design of appropriate systems will form part of any subsequent subdivision consent process and will be assessed via any associated resource consents required under the LWRP.
105. I consider that the proposal can be efficiently and effectively serviced in a manner that maintains water quality and quantity and is consistent with the outcomes sought by the LWRP.

Mahaanui Iwi Management Plan 2013

106. Mahaanui Kurataiao Ltd have undertaken an assessment of the plan change in relation to the Mahaanui Iwi Management Plan 2013.
107. In terms of their recommendations, the existing subdivision provisions for this area require an accidental discovery protocol be followed, and the applicant does not propose to change this. Native species are proposed in the Outline Development Plan for the reserve network.
108. I consider that the proposed plan change will not compromise the values set out in the Mahaanui Iwi Management Plan 2013.

National Environmental Standard for Assessing and Managing Contaminations in Soil to Protect Human Health (NES-CS)

109. The NES-CS is the only National Environmental Standard relevant to the application.

110. Appropriate land investigations and remediation were undertaken as part of the earlier subdivision consents, with an area of residual contamination encapsulated in the state highway bund. No additional investigations or works are considered necessary at this stage.
111. As this is an application from a zone change, and not the actual use of the site, the NES-CS does not strictly apply. However, I consider that the appropriateness of residential use for the area has been established to an appropriate level of detail for the purposes of this process. Further evaluations may be required through any subsequent consent processes.

National Policy Statement on Urban Development (NPS-UD)

112. Since the plan change request was received by Council, the National Policy Statement on Urban Development Capacity 2016 has been replaced by the NPS-UD (2020).
113. The NPS-UD defines an urban environment as “any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:
 - a. Is, or is intended to be, predominantly urban in character; and
 - b. Is, or is intended to be, part of a housing and labour market of at least 10,000 people.”
114. While West Melton as a township has a population less than this, the Greater Christchurch Partnership has determined that urban environment subject to the NPS-UD is Greater Christchurch, as shown on Map A within Chapter 6 of the CRPS. As West Melton is within this area, the NPS-UD applies. The relevant objectives and policies of the NPS-UD are attached as Appendix 7.
115. The NPS-UD seeks to establish well-functioning urban environments that respond to the changing needs of people, communities and future generations. In particular, the objectives anticipate that New Zealand’s urban environments, including their amenity values, will develop and change over time in response to the diverse and changing needs of people, communities, and future generations.
116. The policies of the NPS-UD anticipate that, subject to design considerations, there will be significant intensification of existing urban areas. Although the site sizes proposed are larger than generally anticipated in Selwyn’s residential zones, they are consistent with or larger than other West Melton zones, contributing to a range of site sizes in West Melton and across the district.
117. Although neither the CRPS nor the Selwyn District Plan have yet been amended to give effect to the NPS-UD, I consider that the plan change request is consistent with the outcomes sought by it.

9. Proposed Amendments to the District Plan

118. This section provides general comments about the proposed amendments to the District Plan. A ‘line by line’ analysis and recommendations is attached as Appendix 8 to this report.
119. Should the plan change be accepted, I consider it appropriate to rename the Living WM Zone to the Living WM North Zone as proposed, in all locations where it appears in the Selwyn District Plan including Appendix 20A.

A4.5 Townships and Zones

120. A description of the Living WM Zone in Table A4.4 – Description of Township Zones was not included as part of Plan Change 3 Living West Melton in 2011, and so the current plan change request proposes to include one. Should the plan change be accepted, I consider this to be an appropriate action, with an appropriate text proposed to cover both the existing (renamed) Living WM North and proposed Living WM South zones.

Objectives and Policies

121. The objectives and policies of the Townships Volume are operative and well settled. The proposed amendments to B4 Growth of Townships accurately reflect the description of the plan change request. I do not consider that any additional amendments to objectives beyond those identified would be necessary, should the plan change be accepted.

Rules

122. The plan change request in large part relies on the operative provisions or resource consent in terms of achieving appropriate levels of amenity, building scale and location. The proposed deletion of Buildings Rule 4.9.21 is essentially a consequential amendment, as the zone referred to (Living 2A at West Melton) would no longer exist, while the insertion of Buildings Rule 4.17.2 (fencing near reserves) is intended to maintain an open and spacious character within the plan change area.
123. The proposed changes to Rule 12 – Subdivision are generally appropriate, although some amendments are proposed to achieve better consistency with the text of the Selwyn District Plan or legislative changes since the rules were written, and proposed Rule 12.1.7.10 is not required because existing Rule 12.1.7.1 achieves the same outcome.
124. I do not consider that any additional rules would require amendment or insertion, should the plan change be approved.

Outline Development Plan (ODP)

125. The plan change proposes to amend Appendix 20 by replacing the existing outline development plan with the text and maps included in the applicant's response to the 18 December 2018 request for further information.
126. I consider that the overall plan, with the addition of the shared pedestrian/cycle lane shown on the proposed transport plan is the only ODP necessary to be included in the Selwyn District Plan, should the plan change be approved. This is consistent with the approach taken in the proposed district plan, of consolidating information from multiple layers into the one ODP. I therefore invite the applicant to provide the Commissioner with an amended ODP showing all relevant information on one ODP map.

10. Conclusions and Recommendation

127. As set out in Section 6, the statutory matters that must be considered in relation to a plan change require the assessment of sections 31, 32, 74 and 75, and regard must be had to the overall purpose and principles set out in Part 2 of the Act.

Functions of territorial authorities

128. Council's functions under s31 include the following:

“(a) the establishment, implementation and review of objectives, policies and methods to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources of the district”

129. The assessment and conclusions of this report establish that PC59 incorporates appropriate methods to ensure any future land uses are appropriate and will result in a number of positive social, economic and environmental outcomes.
130. The matters proposed in PC59 are all matters that fall within the ambit of the content of a district plan under s75, and I consider that the plan change request, and this report, have had appropriate regard to all the relevant matters set out in s74 and 75.

Consideration of alternatives, benefits and costs

131. The Council has a duty under s32 of the Act to consider alternatives, benefits and costs of the proposed change. The s32 analysis is a process whereby initial investigations, followed by the consideration of submissions at a hearing, all contribute to Council's analysis of the costs and benefits of the amended provisions in its final decision making.
132. In summary, s32 requires the consideration and evaluation of the extent to which the proposal is the most appropriate way to achieve the purpose of the Act, having regard to the efficiency and effectiveness of all practicable options.
133. The plan change request contains an assessment of the alternatives, benefits and costs of the proposed plan change. I concur with the applicant that the practical options for achieving the purpose of the proposal include the following:
- Maintaining the status quo i.e. maintain the current zoning and not provide for intensification of the area
 - Rezoning the Living 2A land only, to Living 2
 - Rezoning the entire site to Living WM South
 - Seeking intensification of the site through a subdivision consent.
134. Having assessed the evaluation contained in the plan change request and the findings of the various peer reviews and evidence, I am satisfied that the proposed plan change is the best approach when considered against s32 of the Act.

Part 2 Matters

135. The Act requires the Council to manage the use and development of physical resources in a way, or at a rate, that will enable to the community to provide for its social, economic and cultural wellbeing while avoiding, remedying or mitigating any adverse effects of activities on the environment (s5).
136. There are no matters of national importance listed in s6 that are considered to be of specific relevance to PC59. The other matters in s7 to which Council must have regard to include the efficient use and development of natural and physical resources, the maintenance and enhancement of amenity values and the maintenance and enhancement of the quality of the environment.
137. I consider that the purpose of the Act is reflected in the current objectives and policies of the Plan and that these have already been through the statutory tests and are unchallenged. PC59 does not seek to make any substantive changes to the settled objectives and policies of the Plan, rather it seeks to change the Plan's zoning pattern. I consider that this better achieve the Plan's objectives, and thereby Part 2, than the operative zoning, resulting in the efficient use and development of natural and physical resources, whilst maintaining the amenity value of the area.
138. There are no known sites of significance or specific cultural values affecting the development of the area and Iwi have been consulted as part of the plan change process. The Treaty of Waitangi has been considered in preparing and assessing PC59.
139. It is my opinion that PC59 will achieve the purposes of the Act.

Conclusion

140. The assessment and conclusions of this report establish that PC59, at a strategic level, better achieves the Plans' objectives than the existing provisions, is consistent with the provisions regarding urban growth management and gives effect to the objectives and policies of higher order documents in place at the time that this report was written.
141. The plan change proposes to intensify an existing residential zoned area, to provide for smaller sites than the current zoning allows in that part of West Melton. I consider that this is a more efficient use of land that is already identified for residential use and will not require the expansion of the township

boundary, resulting in a more compact township form. Servicing of PC59 is feasible through on-site management of stormwater connection to the Council's reticulated water and wastewater networks. The proposal will not result in any unacceptable effects on the safe and efficient functioning of the road network.

Recommendations

Status of late submissions

142. I recommend that the late submission of Narelle Souness and Kerry Ring be accepted for consideration.

143. I recommend that the late submission of the New Zealand Defence Force be accepted for consideration.

Submissions to be accepted

144. For the reasons set out above, I recommend that the following submissions be accepted:

Sub No	Submitter	Submission topic(s) to be accepted
PC59-S02	Laurel Linton	Whole submission
PC59-S03	Simon Burge	Safe functioning of the SH 73/Weedons Ross Road intersection
PC59-S04	Andrew Cowan	Safe functioning of the SH 73/Weedons Ross Road intersection
PC59-S05	Gregory and Alse Boaz	Safe functioning of the SH 73/Weedons Ross Road intersection
PC59-S08	Alex Setz	Safe functioning of the SH 73/Weedons Ross Road intersection
PC59-S09	Melanie Cotter	Safe functioning of the SH 73/Weedons Ross Road intersection
PC59-S11	Michael Dillon	Safe functioning of the SH 73/Weedons Ross Road intersection
PC59-S12	Helen Conaghan	Safe functioning of the SH 73/Weedons Ross Road intersection
PC59-S13	Amy and Hamish Osborne	Reserves and open space
PC59-S14	Courtney Hurring	Safe functioning of the SH 73/Weedons Ross Road intersection
PC59-S15	Scott Ashby and Hanna Coysh	Safe functioning of the SH 73/Weedons Ross Road intersection
PC59-S16	David Bennett	Safe functioning of the SH 73/Weedons Ross Road intersection
PC59-S17	Katie Bryce	Safe functioning of the SH 73/Weedons Ross Road intersection
PC59-S18	NZTA	Safe functioning of the SH 73/Weedons Ross Road intersection
PC59-S19	Narelle Souness and Kerry Ring	Safe functioning of the SH 73/Weedons Ross Road intersection

Submissions to be rejected

145. For the reasons set out above, I recommend that the following submissions be rejected:

Sub No	Submitter	Submission topic(s) to be rejected
PC59-S01	Peter Stafford	Water
PC59-S03	Simon Burge	Infrastructure generally
PC59-S04	Andrew Cowan	Sense of spaciousness/township character Transport effects within the Wilfield development

PC59-S06	Michael Harvey	Sense of spaciousness/township character
PC59-S07	Lucy Bell	Transport effects within the Wilfield development
PC59-S08	Alex Setz	Sense of spaciousness/township character
PC59-S09	Melanie Cotter	Sense of spaciousness/township character
PC59-S10	Andrew Dyson	Sense of spaciousness/township character Transport effects within the Wilfield development Reserves and open space
PC59-S11	Michael Dillon	Sense of spaciousness/township character
PC59-S12	Helen Conaghan	Sense of spaciousness/township character
PC59-S13	Amy and Hamish Osborne	Sense of spaciousness/township character
PC59-S14	Courtney Hurring	Reserves and open space
PC59-S15	Scott Ashby and Hanna Coysh	Sense of spaciousness/township character
PC59-S16	David Bennett	Sense of spaciousness/township character
PC59-S17	Katie Bryce	Sense of spaciousness/township character
PC59-S19	Narelle Souness and Kerry Ring	Sense of spaciousness/township character Water and sewer
PC59-S20	New Zealand Defence Force	Whole submission

Content of District Plan

146. I recommend that Plan Change 59 be accepted, subject to the modifications set out in Appendix 7.

Appendix 1 – Evidence of Andrew Mazey, Asset Manager Transportation

Appendix 2 – Evidence of Murray England, Asset Manager Water Services

Appendix 3 – Selwyn District Plan Objectives and Policies

B1.1 Land and Soil

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

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.

B1.2 Water

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.

B2.1 Transport

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.

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 B2.1.4(b)

Avoid adverse effects on the safe flow of traffic along State Highways and Arterial Roads from new property access, where the speed limit is more than 70 km/hr.

Policy B2.1.11

Ensure roads are designed, constructed, maintained and upgraded to an appropriate standard to carry the volume and types of traffic safely and efficiently.

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:

- 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.

B2.2 Utilities

Objective B2.2.1

Access to utilities to enable people and communities to carry out their activities.

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 B2.2.1

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.

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.

B2.3 Community Facilities (and Reserves)

Objective B2.3.1

Residents have access to adequate community facilities.

Policy B2.3.8

Ensure residents in Selwyn District have access to sufficient reserve areas to meet their needs for space for active and passive recreation.

B2.4 Waste

Objective B2.4.2

Adverse effects on the environment from the collection, treatment, storage or disposal of waste are reduced.

Policy B2.4.4

Ensure land rezoned for new residential or business development has a regular solid waste collection and disposal service available to residents.

B3.1 Natural Hazards

Objective B3.1.1

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

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.

Policy B3.1.2

Avoid allowing new residential or business development in areas known to be vulnerable to a natural hazard, unless any potential risk of loss of life or damage to property is adequately mitigated.

Policy B3.1.7

Ensure any new residential or business development does not adversely affect the efficiency of the District's land drainage system or the risk of flooding from waterbodies.

B3.4 Quality of the Environment

Objective B3.4.4

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.

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.

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.

Policy B3.4.3

To provide Living zones which:

- 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.

Policy B3.4.10

Ensure noise in all zones does not adversely affect the health or well-being of people.

Policy B3.4.11

Maintain background sound levels which are appropriate to the quality of the environment and amenity values of each zone.

Policy B3.4.13

Reduce the potential nightglow from outdoor lighting in the area around the West Melton Observatory.

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.

B4.1 Residential Density

Objective B4.1.1

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.

Objective B4.1.2

New residential areas are pleasant places to live and add to the character and amenity values of townships.

Policy B4.1.10

Ensure there is adequate open space in townships to mitigate adverse effects of buildings on the aesthetic and amenity values and "spacious" character.

B4.3 Residential and Business Development

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.

Objective B4.3.9

Targets for sufficient, feasible development capacity for housing within Greater Christchurch [Inserted in accordance with sections 55(2) and 55(2A) of the Resource Management Act 1991, from the National Policy Statement on Urban Development Capacity 2016]

For the period 2018-2048, sufficient, feasible development capacity for housing is enabled in the urban areas of Selwyn District within Greater Christchurch in accordance with the CRPS Policy 6.2.1a.

Table B4.3.9 - Targets for housing development capacity in the urban areas of Selwyn District within Greater Christchurch, 2018-2048

Selwyn	Development capacity to be enabled (number of dwellings)		
	Medium Term (2018-2028)	Long Term (2028-2048)	Total 30 Year Period (2018-2048)
	8,600	8,690	17,290

Policy B4.3.1

Ensure new residential, rural residential or business development either:

- Complies with the Plan policies for the Rural Zone; or
- The land is rezoned to an appropriate Living Zone that provides for rural-residential activities (as defined within the Regional Policy Statement) in accordance with an Outline Development Plan incorporated into the District Plan; or
- The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within existing zoned land and greenfield priority areas identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan.

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.

Policy B4.3.8

Each Outline Development Plan shall include:

- Principal through roads, connection and integration with the surrounding road networks, relevant infrastructure services and areas for possible future development;
- Any land to be set aside for
 - community facilities or schools;
 - parks and land required for recreation or reserves;
 - any land to be set aside for business activities;
 - the distribution of different residential densities;
 - land required for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths;
 - land reserved or otherwise set aside from development for environmental or landscape protection or enhancement; and
 - land reserved or otherwise set aside from development for any other reason, and the reasons for its protection.
- Demonstrate how each ODP area will achieve a minimum net density of at least 10 lots or household units per hectare;
- Identify any cultural (including Te Taumutu Rūnanga values), natural, and historic or heritage features and values and show how they are to be enhanced or maintained;
- Indicate how required infrastructure will be provided and how it will be funded;
- Set out the phasing and co-ordination of subdivision and development in line with the phasing shown on the Planning Maps and Appendices;
- Demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area;
- Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;
- Show how other potential adverse effects on the environment, the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;
- Include any other information which is relevant to an understanding of the development and its proposed zoning; and
- Demonstrate that the design will minimise any reverse sensitivity effects.

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.

Appendix 4 – Canterbury Regional Policy Statement

Chapter 5 – Land Use and Infrastructure

Objective 5.2.1 Location, Design and Function of Development (Entire Region)

Development is located and designed so that it functions in a way that:

1. achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and
2. enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:
 - a. maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values;
 - b. provides sufficient housing choice to meet the region's housing needs;
 - c. encourages sustainable economic development by enabling business activities in appropriate locations;
 - d. minimises energy use and/or improves energy efficiency;
 - e. enables rural activities that support the rural environment including primary production;
 - f. is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;
 - g. avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;
 - h. facilitates the establishment of papakāinga and marae; and
 - i. avoids conflicts between incompatible activities.

Policy 5.3.7 Strategic land transport network and arterial roads (Entire Region)

In relation to strategic land transport network and arterial roads, the avoidance of development which:

1. adversely affects the safe efficient and effective functioning of this network and these roads, including the ability of this infrastructure to support freight and passenger transport services; and
2. in relation to the strategic land transport network and arterial roads, to avoid development which forecloses the opportunity for the development of this network and these roads to meet future strategic transport requirements.

Chapter 6 – Recovery and Rebuilding of Greater Christchurch

Objective 6.2.1 Recovery framework

Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:

1. identifies priority areas for urban development within Greater Christchurch;
2. identifies Key Activity Centres which provide a focus for high quality, and, where appropriate, mixed-use development that incorporates the principles of good urban design;
3. avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS;

4. protects outstanding natural features and landscapes including those within the Port Hills from inappropriate subdivision, use and development;
5. protects and enhances indigenous biodiversity and public space;
6. maintains or improves the quantity and quality of water in groundwater aquifers and surface waterbodies, and quality of ambient air;
7. maintains the character and amenity of rural areas and settlements;
8. protects people from unacceptable risk from natural hazards and the effects of sea-level rise;
9. integrates strategic and other infrastructure and services with land use development;
10. achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;
11. optimises use of existing infrastructure; and
12. provides for development opportunities on Māori Reserves in Greater Christchurch.

Objective 6.2.1a Targets for sufficient, feasible development capacity for housing [Inserted in accordance with sections 55(2) and 55(A) of the Resource Management Act 1991, from the National Policy Statement on Urban Development Capacity 2016]

For the period 2018-2048, sufficient, feasible development capacity for housing is enabled in Greater Christchurch in accordance with Table 6.1.

Table 6.1 Targets for housing development capacity in Greater Christchurch, 2018-2048

Selwyn	Development capacity to be enabled (number of dwellings)		
	Medium Term (2018-2028)	Long Term (2028-2048)	Total 30 Year Period (2018-2048)
	8,600	8,690	17,290

Objective 6.2.2 Urban form and settlement pattern

The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:

1. aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:
 - a. 35% averaged over the period between 2013 and 2016
 - b. 45% averaged over the period between 2016 to 2021
 - c. 55% averaged over the period between 2022 and 2028;
2. providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and in greenfield priority areas and brownfield sites;
3. reinforcing the role of the Christchurch central business district within the Greater Christchurch area as identified in the Christchurch Central Recovery Plan;
4. providing for the development of greenfield priority areas on the periphery of Christchurch's urban area, and surrounding towns at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure;

5. encouraging sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and Prebbleton and consolidation of the existing settlement of West Melton;
6. Managing rural residential development outside of existing urban and priority areas; and
7. Providing for development opportunities on Māori Reserves.

Objective 6.2.3 Sustainability

Recovery and rebuilding is undertaken in Greater Christchurch that:

1. provides for quality living environments incorporating good urban design;
2. retains identified areas of special amenity and historic heritage value;
3. retains values of importance to Tāngata Whenua;
4. provides a range of densities and uses; and
5. is healthy, environmentally sustainable, functionally efficient, and prosperous.

Objective 6.2.5 Key activity and other centres

Support and maintain the existing network of centres below as the focal points for commercial, community and service activities during the recovery period:

1. The Central City
2. Key Activity Centres
3. Neighbourhood centres.

These centres will be high quality, support a diversity of business opportunities including appropriate mixed-use development, and incorporate good urban design principles.

The development and distribution of commercial activity will avoid significant adverse effects on the function and viability of these centres.

Policy 6.3.1 Development within the Greater Christchurch area

In relation to recovery and rebuilding for Greater Christchurch:

1. give effect to the urban form identified in Map A, which identifies the location and extent of urban development that will support recovery, rebuilding and planning for future growth and infrastructure delivery;
2. give effect to the urban form identified in Map A (page 6-27) by identifying the location and extent of the indicated Key Activity Centres;
3. enable development of existing urban areas and greenfield priority areas, including intensification in appropriate locations, where it supports the recovery of Greater Christchurch;
4. ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless they are otherwise expressly provided for in the CRPS;
5. provide for educational facilities in rural areas in limited circumstances where no other practicable options exist within an urban area;
6. provide for commercial film or video production activities in appropriate commercial, industrial and rural zones within the Christchurch District;
7. provide for a metropolitan recreation facility at 466-482 Yaldhurst Road; and
8. avoid development that adversely affects the function and viability of, or public investment in, the Central City and Key Activity Centres.

Policy 6.3.4 Transport effectiveness

Ensure that an efficient and effective transport network that supports business and residential recovery is restored, protected and enhanced so that it maintains and improves movement of people and goods around Greater Christchurch by:

1. avoiding development that will overload strategic freight routes;
2. providing patterns of development that optimise use of existing network capacity and ensuring that, where possible, new building projects support increased uptake of active and public transport, and provide opportunities for modal choice;
3. providing opportunities for travel demand management;
4. requiring integrated transport assessment for substantial developments; and
5. improving road user safety.

Policy 6.3.5 Integration of land use and infrastructure

Recovery of Greater Christchurch is to be assisted by the integration of land use development with infrastructure by:

1. Identifying priority areas for development to enable reliable forward planning for infrastructure development and delivery;
2. Ensuring that the nature, timing and sequencing of new development are co-ordinated with the development, funding, implementation and operation of transport and other infrastructure in order to:
 - a. optimise the efficient and affordable provision of both the development and the infrastructure;
 - b. maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;
 - c. protect investment in existing and planned infrastructure;
 - d. ensure that new commercial film or video production facilities are connected to reticulated water and wastewater systems; and
 - e. ensure new development does not occur until provision for appropriate infrastructure is in place;
3. Providing that the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained;
4. Only providing for new development that does not affect the efficient operation, use, development, appropriate upgrading and safety of existing strategic infrastructure, including by avoiding noise sensitive activities within the 50dBA Ldn airport noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A (page 6-28) and enabling commercial film or video production activities within the noise contours as a compatible use of this land; and
5. Managing the effects of land use activities on infrastructure, including avoiding activities that have the potential to limit the efficient and effective, provision, operation, maintenance or upgrade of strategic infrastructure and freight hubs.

Policy 6.3.7 Residential location, yield and intensification

1. In relation to residential development opportunities in Greater Christchurch:
2. Subject to Policy 5.3.4, residential greenfield priority area development shall occur in accordance with Map A. These areas are sufficient for both growth and residential relocation through to 2028.

3. Intensification in urban areas of Greater Christchurch is to be focused around the Central City, Key Activity Centres and neighbourhood centres commensurate with their scale and function, core public transport routes, mixed-use areas, and on suitable brownfield land.
4. Intensification developments and development in greenfield priority areas shall achieve at least the following residential net densities averaged over the whole of an ODP area (except where subject to an existing operative ODP with specific density provisions):
 - a. 10 household units per hectare in greenfield areas in Selwyn and Waimakariri District;
 - b. 15 household units per hectare in greenfield areas in Christchurch City;
5. Intensification development within Christchurch City to achieve an average of:
 - a. 50 household units per hectare for intensification development within the Central City;
 - b. 30 household units per hectare for intensification development elsewhere.
6. Provision will be made in district plans for comprehensive development across multiple or amalgamated sites.
7. Housing affordability is to be addressed by providing sufficient intensification and greenfield priority area land to meet housing demand during the recovery period, enabling brownfield development and providing for a range of lot sizes, densities and appropriate development controls that support more intensive developments such as mixed use developments, apartments, townhouses and terraced housing.

Chapter 11 – Natural Hazards

Objective 11.2.1 Avoid new subdivision, use and development of land that increases risks associated with natural hazards

New subdivision, use and development of land which increases the risk of natural hazards to people, property and infrastructure is avoided or, where avoidance is not possible, mitigation measures minimise such risks.

Objective 11.2.3 Climate change and natural hazards

The effects of climate change, and its influence on sea levels and the frequency and severity of natural hazards, are recognised and provided for.

Policy 11.3.2 Avoid development in areas subject to inundation

In areas not subject to Policy 11.3.1 [high hazard areas] that are subject to inundation by a 0.5% AEP flood event; any new subdivision, use and development (excluding critical infrastructure) shall be avoided unless there is no increased risk to life, and the subdivision, use or development:

1. is of a type that is not likely to suffer material damage in an inundation event; or
2. is ancillary or incidental to the main development; or
3. meets all of the following criteria:
 - a. new buildings have an appropriate floor level above the 0.5% AEP design flood level; and
 - b. hazardous substances will not be inundated during a 0.5% AEP flood event;

provided that a higher standard of management of inundation hazard events may be adopted where local catchment conditions warrant (as determined by a cost/benefit assessment).

When determining areas subject to inundation, climate change projections including sea level rise are to be taken into account.

Policy 11.3.3 Earthquake hazards

New subdivision, use and development of land on or close to an active earthquake fault trace, or in areas susceptible to liquefaction and lateral spreading, shall be managed in order to avoid or mitigate the adverse effects of fault rupture, liquefaction and lateral spreading.

Policy 11.3.8 Climate change

When considering natural hazards, and in determining if new subdivision, use or development is appropriate and sustainable in relation to the potential risks from natural hazard events, local authorities shall have particular regard to the effects of climate change.

Chapter 16 – Energy

Objective 16.2.1 Efficient use of energy

Development is located and designed to enable the efficient use of energy, including:

1. maintaining an urban form that shortens trip distances
2. planning for efficient transport, including freight
3. encouraging energy-efficient urban design principles
4. reduction of energy waste
5. avoiding impacts on the ability to operate energy infrastructure efficiently.

Policy 16.3.1 Efficient use of energy

To promote the efficient end-use of energy.

Policy 16.3.4 Reliable and resilient electricity transmission network within Canterbury

To encourage a reliable and resilient national electricity transmission network within Canterbury by:

1. having particular regard to the local, regional and national benefits when considering operation, maintenance, upgrade or development of the electricity transmission network;
2. avoiding subdivision, use and development including urban or semi urban development patterns, which would otherwise limit the ability of the electricity transmission network to be operated, maintained, upgraded and developed;
3. enabling the operational, maintenance, upgrade, and development of the electricity transmission network provided that, as a result of route, site and method selection, where;
 - a. the adverse effects on significant natural and physical resources or cultural values are avoided, or where this is not practicable, remedied or mitigated; and
 - b. other adverse effects on the environment are appropriately controlled.

Chapter 17 – Contaminated Land

Objective 17.2.1 Protection from adverse effects of contaminated land

Protection of people and the environment from both on-site and off-site adverse effects of contaminated land.

Policy 17.3.2 Development of, or discharge from contaminated land

In relation to actually or potentially contaminated land, where new subdivision, use or development is proposed on that land, or where there is a discharge of the contaminant from that land:

1. a site investigation is to be undertaken to determine the nature and extent of any contamination; and
2. if it is found that the land is contaminated, except as provided for in Policy 17.3.3, the actual or potential adverse effects of that contamination, or discharges from the contaminated land

shall be avoided, remedied or mitigated in a manner that does not lead to further significant adverse effects.

Policy 17.3.3 Contaminants may remain in the land

Where land has been identified as being contaminated, contaminants should only be allowed to remain in the ground if discharges of contaminants beyond the site to air, water or land will not result in significant risk to human health or the environment.

Appendix 5 – Canterbury Land and Water Regional Plan

Section 3 Objectives

- 3.3 Nationally and regionally significant infrastructure is enabled and is resilient and positively contributes to economic, cultural and social wellbeing through its efficient and effective operation, on-going maintenance, repair, development and upgrading.
- 3.5 Land uses continue to develop and change in response to socio-economic and community demand.
- 3.6 Water is recognised as essential to all life and is respected for its intrinsic values.
- 3.8A High quality fresh water is available to meet actual and reasonably foreseeable needs for community drinking water supplies.
- 3.22 The effectiveness of both man-made natural hazard protection infrastructure, and wetlands and hāpua as natural water retention areas, is maintained to reduce the risk of and effects from natural hazards, including those arising from seismic activity and climate change.

Section 4 – Policies

Strategic Policies

- 4.4 Groundwater is managed so that:
 - (a) groundwater abstractions do not cause a continuing long-term decline in mean annual groundwater levels or artesian pressures;
 - (b) the individual and cumulative rate, duration and volume of water pumped from bores is controlled so as to prevent seawater contamination;
 - (c) the rate and duration of individual abstractions is controlled to ensure that individually or cumulatively, localised pressure reversal does not result in the downward movement of contaminants;
 - (d) in any location where an overall upwards pressure gradient exists, restrict the taking of groundwater so that at all times the overall upward pressure difference is maintained between any one aquifer and the next overlying aquifer;
 - (e) overall water quality in aquifers does not decline; and
 - (f) the exercise of customary uses and values is supported.
- 4.15 In urban areas, the adverse effects on water quality, aquatic ecosystems, existing uses and values of water and public health from the cumulative effects of sewage, wastewater, industrial or trade waste or stormwater discharges are avoided by:
 - (a) all sewage, industrial or trade waste being discharged into a reticulated system, where available;
 - (ab) all stormwater being discharged to land or into reticulated system, where a reticulated system is available;
 - (b) all stormwater being discharged in accordance with a stormwater management plan, where one has been consented;
 - (c) the implementation of contingency measures to minimise the risk of a discharge from a wastewater reticulation system to surface water in the event of a system failure or overloading of the system beyond its design capacity; and
 - (d) any reticulated stormwater or wastewater system installed after 11 August 2012 is designed and managed to avoid sewage discharge into surface water.
- 4.16 Any reticulated stormwater system for any urban area is managed in accordance with a stormwater management plan that addresses the following matters:
 - (a) the management of all discharges of stormwater into the stormwater system; and
 - (b) for any reticulated stormwater system established after 11 August 2012, including any extension to any existing reticulated stormwater system, the discharge of stormwater

- being subject to a land-based or designed treatment system, or wetland treatment prior to any discharge to a lake or river; and
 - (c) how any discharge of stormwater, treated or untreated, into water or onto land where it may enter water meets or will meet, the water quality outcomes and standards and limits for that waterbody set out in Table 1, Schedules 5 and 8 and Sections 6 to 15,(whichever applies); and
 - (d) The management of the discharge of stormwater from sites involving the use, storage or disposal of hazardous substances, and
 - (e) Where the discharge is from an existing local authority network, demonstration of a commitment to progressively improve the quality of the discharge to meet condition (c) as soon as practicable but no later than 2025.
- 4.23 Any water source used for drinking-water supply is protected from any discharge of contaminants that may have any actual or potential adverse effect on the quality of the drinking-water supply including its taste, clarity and smell and community drinking water supplies are protected so that they align with the CWMS drinking-water targets and meet the drinking-water standards for New Zealand.
- 4.49 Enable the taking of water for a community water supply by not requiring compliance with any minimum or residual flow or partial restriction conditions and the environmental flow and allocation regime or groundwater allocation limit provided a water supply strategy developed in accordance with Schedule 25 is in place and the water supply is so managed as to restrict the use of water from those supplies during periods of low flow or water levels.

Section 9 Christchurch-West Melton

9.4 Policies

- 9.4.1 Protect the high quality, untreated groundwater sources available to Christchurch City as a potable water supply in the area shown on the Planning Maps as the Christchurch Groundwater Protection Zone by:
- (a) Ensuring any abstraction of groundwater maintains upward hydraulic pressure gradients of groundwater where this pressure exists;
 - (b) Controlling the use of land where activities involve the aggregation of large quantities of hazardous substances to ensure risks of spill, leaching or other contamination of groundwater are appropriately mitigated;
 - (c) Preventing new landfills or any expansion of existing landfill disposal areas, except for the disposal of inert fill or clean fill only; and
 - (d) Ensuring any land uses maintain an overlying confining layer above the aquifer of at least 3 m thickness, or where the confining layer is less than 3 m thick, maintain the existing thickness of the confining layer. Where the confining layer is removed or reduced, including as part of site construction or gravel or mineral extraction, measures are put in place to mitigate the risk of contaminants from land uses entering groundwater once site construction or excavation ceases and any remaining excavations are rehabilitated using inert fill.

Appendix 6 – National Policy Statement on Urban Development 2020

2.1 Objectives

Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.

Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- a. the area is in or near a centre zone or other area with many employment opportunities
- b. the area is well-served by existing or planned public transport
- c. there is high demand for housing or for business land in the area, relative to other areas within the urban environment.

Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

Objective 6: Local authority decisions on urban development that affect urban environments are:

- a. integrated with infrastructure planning and funding decisions; and
- b. strategic over the medium term and long term; and
- c. responsive, particularly in relation to proposals that would supply significant development capacity.

Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.

Objective 8: New Zealand's urban environments:

- a. support reductions in greenhouse gas emissions; and
- b. are resilient to the current and future effects of climate change.

2.2 Policies

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

- a. have or enable a variety of homes that:
 - i. meet the needs, in terms of type, price, and location, of different households; and
 - ii. enable Māori to express their cultural traditions and norms; and
- b. have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
- c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and

- d. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
- e. support reductions in greenhouse gas emissions; and
- f. are resilient to the likely current and future effects of climate change.

Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable:

- a. in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and
- b. in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and
- c. building heights of least 6 storeys within at least a walkable catchment of the following:
 - i. existing and planned rapid transit stops
 - ii. the edge of city centre zones
 - iii. the edge of metropolitan centre zones; and
- d. in all other locations in the tier 1 urban environment, building heights and density of urban form commensurate with the greater of:
 - i. the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
 - ii. relative demand for housing and business use in that location.

Policy 4: Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

- a. the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement
- b. that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:
 - i. may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and
 - ii. are not, of themselves, an adverse effect
- c. the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)
- d. any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity
- e. the likely current and future effects of climate change.

Policy 7: Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.

Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

- a. unanticipated by RMA planning documents; or
- b. out-of-sequence with planned land release.

Appendix 7 – Proposed amendments to the District Plan (Townships Volume) and Officer Recommendations

Text proposed to be inserted is underlined, while text proposed to be deleted is ~~struck through~~.

Where provision numbers in this table differ from those in the request, this is because they have been updated to reflect the outcomes of other plan change requests decided since this request was lodged.

Provision	Proposed amendment	Officer Recommendation				
Planning maps	Rename the Living WM Zone ‘Living WM <u>North</u> ’	Accept				
	Rezone the site to Living (WM South) Zone	Accept with amendment: Rezone the site to Living WM South Zone (i.e. without brackets), for consistency with other zone names within the District, and the remainder of the Plan Change request.				
A4.5 Townships and Zones, Table A4.4 Description of Township Zones	<div>Add a new row to the table:</div> <table><tr><th>Zone</th><th>Description</th></tr><tr><td><u>Living WM</u></td><td><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></td></tr></table>	Zone	Description	<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>	Accept
Zone	Description					
<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>					
B4.1 Growth of Townships, Residential Density	<div>Amend the Anticipated Environmental Results:</div> <div>The following results should occur from implementing Section B4.1:</div> <ul style="list-style-type: none">• Living 2 <u>and WM South</u> Zones are low density residential areas• Integrated development, in the Living WM <u>North</u> zone, achieving high quality urban design whilst also allowing residential growth to occur to meet target household numbers.	Accept				
Policy B4.3.98	<div>Amend the Explanation and Reasons:</div> <div>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, <u>and to a lower density south of State Highway 73 east of Weedons Ross Road.</u> The primary focus for future</div>	Accept The amendments reflect the existing development pattern in West Melton.				

	<p>growth of the township is to be provided for north of the State Highway. Limited nNew 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.</p>	
Policy B4.3.101	<p>Amend the Policy and the Explanation and Reasons:</p> <p>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 <u>North</u> zone.</p> <p>Explanation and Reasons</p> <p>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 <u>North</u> zone must be provided for to achieve the anticipated residential growth for this zone.</p>	<p>Accept</p> <p>The amendment relates only to the name of the Living WM Zone north of the state highway.</p>
Rule 4.6 Buildings and Building Density	<p>Permitted Activities — Buildings and Building Density</p> <p>4.6.2.1 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 <u>20</u> and <u>20A</u>) for this zone.</p>	<p>Accept</p> <p>The amendment acknowledges that the proposed replacement ODP has density provisions, and so extends the rule to cover the plan change area.</p>
	<p>Discretionary Activities — Buildings and Building Density</p> <p>4.6.5 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 <u>North</u> Zone.</p>	<p>Accept</p> <p>The amendment relates only to the name of the Living WM Zone north of the state highway.</p>
	<p>Non-Complying Activities — Buildings and Building Density</p> <p>4.6.6 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, <u>WM South</u> and Living 3 zones.</p>	<p>Accept</p> <p>The amendment results in no change of status for this activity in the plan change area, compared to the operative provisions.</p>

<p>Rule 4.7 Buildings and Site Coverage</p>	<p>Permitted Activities — Buildings and Site Coverage</p> <p>4.7.1 Except as provided in Rule 4.7.2, the erection of any building which complies with the site coverage allowances set out in Table C4.1 below shall be a permitted activity. Site coverage shall be calculated on the net area of any allotment and shall exclude areas used exclusively for access, reserves or to house utility structures or which are subject to a designation.</p> <p>Table C4.1 Site coverage allowances</p> <table border="1"> <thead> <tr> <th>Zone</th><th></th><th>Coverage</th></tr> </thead> <tbody> <tr> <td rowspan="3">Living WM <u>North</u></td><td>Including garage</td><td>40%</td></tr> <tr> <td>Excluding garage</td><td>40% minus 36m²</td></tr> <tr> <td>Emergency Services only</td><td>50%</td></tr> <tr> <td rowspan="3"><u>Living WM South</u></td><td><u>Site size <1200m²</u></td><td><u>30%</u></td></tr> <tr> <td><u>Site size 1200m² – 1800m²</u></td><td><u>25%</u></td></tr> <tr> <td><u>Site size >1800m²</u></td><td><u>Lesser of 20% or 500m²</u></td></tr> </tbody> </table>	Zone		Coverage	Living WM <u>North</u>	Including garage	40%	Excluding garage	40% minus 36m ²	Emergency Services only	50%	<u>Living WM South</u>	<u>Site size <1200m²</u>	<u>30%</u>	<u>Site size 1200m² – 1800m²</u>	<u>25%</u>	<u>Site size >1800m²</u>	<u>Lesser of 20% or 500m²</u>	<p>Accept</p> <p>The proposed provisions are consistent with a land use consent (155097) that has been granted for sites within Wilfield to exceed the site coverage permitted in the Living 2 zone.</p>
Zone		Coverage																	
Living WM <u>North</u>	Including garage	40%																	
	Excluding garage	40% minus 36m ²																	
	Emergency Services only	50%																	
<u>Living WM South</u>	<u>Site size <1200m²</u>	<u>30%</u>																	
	<u>Site size 1200m² – 1800m²</u>	<u>25%</u>																	
	<u>Site size >1800m²</u>	<u>Lesser of 20% or 500m²</u>																	
<p>Rule 4.9 Buildings and Building Position</p>	<p>4.9.20 Any dwelling within the area shown in Appendix 20 (Living 1B and Living 2 WM <u>South</u> zones) or Appendix 20A (Living WM <u>North</u> Zone) shall be set back at least 40 metres from State Highway 73.</p> <p>4.9.21 Any dwelling in the Living 2A Zone at West Melton shall have:</p> <p>4.9.21.1 A setback from any internal boundary of not less than 6 metres.</p> <p>4.9.21.2 A setback from any road boundary of not less than 10 metres</p>	<p>Accept</p> <p>4.9.20 relates only to the name of the zones where the existing provision applies. It does not extend the geographic extent of the provision.</p> <p>The Plan Change removes the Living 2A Zone at West Melton, and so 4.9.21 becomes redundant.</p>																	
<p>Rule 4.17 Fences Adjoining Reserves</p>	<p>Permitted Activities – Fences Adjoining Reserves</p> <p>4.17.1 All development located within the Living Z zone or the High Street, Southbridge Outline Development Plan area (Appendix 45) that shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety).</p> <p><u>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.</u></p> <p><u>[and consequential renumbering]</u></p>	<p>Accept</p>																	

Rule 12.1 Subdivision – General	<p>Size and Shape</p> <p>12.1.3.7 Any allotment created, including any balance allotment, complies with the relevant allotment size requirements set out in Table C12.1</p> <p>Table C12.1 – Allotment Sizes</p> <table><tr><th>Township</th><th>Zone</th><th>Average Allotment Size Not Less Than</th></tr><tr><td rowspan="7">West Melton</td><td>Living 1</td><td>1,000m²</td></tr><tr><td>Living 1B</td><td>2,800m²</td></tr><tr><td>Living 2</td><td>5,000m²</td></tr><tr><td>Living 2A</td><td>Maximum number of allotments is 10, and a minimum allotment size of 1 ha.</td></tr><tr><td>Living WM North Medium Density</td><td>Minimum lot area of 500m² and maximum lot area of 3000m² (Appendix 20A)</td></tr><tr><td><u>Living WM South (except Low Density)</u></td><td><u>Minimum lot area of 1,100m² and maximum lot area of 3,000m² (Appendix 20)</u></td></tr><tr><td>Living WM North and South Low Density</td><td>Minimum lot area of 3000m² and maximum lot area of 5000m² (Appendix 20A, Appendix 20)</td></tr></table>	Township	Zone	Average Allotment Size Not Less Than	West Melton	Living 1	1,000m ²	Living 1B	2,800m ²	Living 2	5,000m²	Living 2A	Maximum number of allotments is 10, and a minimum allotment size of 1 ha.	Living WM North 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 1,100m² and maximum lot area of 3,000m² (Appendix 20)</u>	Living WM North and South Low Density	Minimum lot area of 3000m ² and maximum lot area of 5000m ² (Appendix 20A, Appendix 20)	<p>Accept with amendment</p> <p>For consistency with the layout of the Operative District Plan,</p> <table><tr><td><u>Living WM South (except Low Density)</u></td><td><u>Minimum lot area of 1,100m² and maximum lot area of 3,000m² (Appendix 20)</u></td></tr><tr><td>Living WM North and South Low Density</td><td>Minimum lot area of 3000m² and maximum lot area of 5000m² (Appendix 20A, Appendix 20)</td></tr></table> <p>should read:</p> <table><tr><td><u>Living WM South Medium Density</u></td><td><u>Minimum lot area of 1,100m² and maximum lot area of 3,000m² (Appendix 20)</u></td></tr><tr><td>Living WM North Low Density <u>Living WM South Low Density</u></td><td>Minimum lot area of 3000m² and maximum lot area of 5000m² (Appendix 20, Appendix 20A)</td></tr></table>	<u>Living WM South (except Low Density)</u>	<u>Minimum lot area of 1,100m² and maximum lot area of 3,000m² (Appendix 20)</u>	Living WM North and South Low Density	Minimum lot area of 3000m ² and maximum lot area of 5000m ² (Appendix 20A, Appendix 20)	<u>Living WM South Medium Density</u>	<u>Minimum lot area of 1,100m² and maximum lot area of 3,000m² (Appendix 20)</u>	Living WM North Low Density <u>Living WM South Low Density</u>	Minimum lot area of 3000m ² and maximum lot area of 5000m ² (Appendix 20, Appendix 20A)
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	<p>West Melton</p> <p>12.1.3.55 Any subdivision of land within the area shown in Appendix 20 (Living 1, Living 1B, Living 2, Living 2A <u>Living WM South</u> or Rural Zones) or Appendix 20A (Living WM <u>North</u> Zone) at West Melton complies with the layout and contents of the Outline Development Plan shown in Appendix 20 and Appendix 20A respectively; and</p>	<p>Accept</p> <p>This is the provision that requires subdivisions in the Plan Change area to comply with the proposed ODP.</p>																										
	<p>West Melton</p> <p>12.1.3.56 Any subdivision of land within the area shown in Appendix 20 and 20A shall:</p> <p>(a) provide a bund for mitigation of traffic noise along the frontage of State Highway 73 to a height of not less</p>	<p>Accept with amendment</p> <p>An at-grade crossing has already been provided in the location described in</p>																										

	<p>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;</p> <p>(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.</p> <p>(b e) 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:</p> <ul style="list-style-type: none"> • 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. 	<p>12.1.3.56(b) as part of an earlier subdivision in Wilfield.</p> <p>To reflect legislative changes, the final two bullet points should be amended to read:</p> <ul style="list-style-type: none"> • Contact the Regional Archaeologist at the Christchurch office of the New Zealand Historic Places Trust <u>New Zealand Pouhere Taonga</u> (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 <u>New Zealand Pouhere Taonga</u>, as required under the Historic Places Act 1993 <u>Heritage New Zealand Pouhere Taonga Act 2014</u>.
	<p>West Melton</p> <p>12.1.3.57 In the Living 2A Zone at West Melton, the maximum number of allotments is 10.</p>	<p>Accept</p> <p>If there is no longer a Living 2A zone at West Melton, the provision is redundant.</p>
	<p>West Melton</p> <p>12.1.3.58 No subdivision of land in the Living WM <u>North</u> Zone shall take place until:</p> <p>(a) A reticulated community potable water supply is available which is capable of serving the entire lots within the subdivision; and</p> <p>(b) A reticulated community sewage effluent treatment and disposal system is available which is capable of serving the entire lots within the subdivision; and</p> <p>(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.</p> <p>(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</p>	<p>Accept</p> <p>The amendment relates only to the name of the Living WM Zone north of the state highway.</p>

	Te Ngai Tuahuriri and Te Taumutu Rūnanga. In carrying out the assessment, the expert is to consult with the iwi organisations	
	<u>12.1.3.59 No completion certificate shall be issued under section 224 of the Act within the Living WM South Zone (other than for a boundary adjustment or creation of an allotment solely for utility purposes), until such time as the State Highway 73/Weedons Ross Road intersection is signalised.</u>	Accept This provision would ensure that, while consent could be approved and works commence on the site before the planned intersection upgrade is completed, the subdivision would be unable to be completed before the intersection works are complete.
	Non-Complying Activities — Subdivision – General 12.1.7 Except as provided for in Rules 12.1.5 and Rules 12.1.6, the following activities shall be non-complying activities: 12.1.7.1 Any subdivision subject to Rule 12.1.1 which does not comply with Rule 12.1.3. <u>12.1.7.10 Any subdivision that does not comply with Rule 12.1.3.59.</u>	Reject This amendment is not required. Any subdivision that did not comply with 12.1.3.59 would be a non-complying activity under 12.1.7.1, because it did not comply with 12.1.3.
Appendix 20 ODP West Melton	Delete the existing Outline Development Plan and replace it with: In relation to the Living 1B land to the north of the plan change area, the ODP included in Attachment 2 to the application: https://www.selwyn.govt.nz/_data/assets/pdf_file/0005/290921/PROPOSED-ODP-11.2.19-Application-for-notification-proposed-ODP.pdf In relation to the plan change area, the ODP text and plans included in the 18 December 2018 response to the request for further information: https://www.selwyn.govt.nz/_data/assets/pdf_file/0005/290912/Applicant-response-to-the-further-information-request-18-December-2018.pdf	Accept with amendment In relation to the Living 1B ODP, no change is required. In relation to the plan change area, the overall plan, with the addition of the shared pedestrian/cycle lane shown on the proposed transport plan is the only plan necessary. This is consistent with the approach taken in the proposed district plan, of consolidating information from multiple layers into the one plan.
Appendix 20A ODP West Melton	Amend headings as follows: Outline Development Plan & Layer Plan – Living WM <u>North</u> (West Melton <u>North</u>) Zone Appendix 20A – Living WM <u>North</u> Zone – Outline Development Plan Appendix 20A – Living WM <u>North</u> Zone – Movement Network Plan Appendix 20A – Living WM <u>North</u> Zone – Green Blue Network Plan Appendix 20A – Living WM <u>North</u> Zone – Outline Development Plan Appendix 20A – Living WM <u>North</u> Zone – Movement Network Plan	Accept The amendment relates only to the name of the Living WM Zone north of the state highway.

	Appendix 20A – Living WM <u>North</u> Zone – Green Blue Network Plan	
Generally	Any other consequential amendments including but not limited to renumbering of clauses	Accept

