

Appendix 12: Assessment of Selwyn District Plan Objectives and Policies

Under Schedule 4, Clause 2(g) of the RMA, the following is an assessment of the proposed plan change against the relevant objectives and policies of the Selwyn District Plan (the Plan). The following addresses the Township Volume of the Plan.

Part B – 1 Natural Resources

Objective B1.1.2

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

The proposal seeks to rezone existing residential zoned land, and so is not a new residential activity in the context of the existing zoning.

Policy B1.1.1

Ensure activities do not contaminate soil.

On-site wastewater treatment and disposal will likely be utilised upon the subdivision of the application site for Living 1 density residential use. Consent from Environment Canterbury will be required for any such use at the time such use is sought. It has been concluded in the Servicing Report in Appendix 7 that on-site wastewater can be accommodated given appropriate design criteria for the treatment of contaminants.

Policy B1.1.7

Avoid adverse effects from erecting buildings or structures on unstable land that is prone to liquefaction.

A Geotechnical Report prepared by Davis Ogilvie dated May 2013 (included as Appendix 3), concludes for the purposes of s 106 the site is generally fit for subdivision and building development. An additional Geotechnical Investigation has been completed by Coffey covering the remainder of the application site and also concludes the site is suitable for subdivision and future residential use. The plan change is considered to be consistent with this Policy B1.1.7.

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.*

The application site has previously been assessed and identified as suitable for residential development, so the proposed change does not represent a new residential area, therefore the proposed residential use of the application site is considered consistent with Policy B1.1.8

Objective B1.2.1

Expansion of townships in Selwyn District maintains or enhances the quality of ground or surface water resources.

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.

The site can be serviced for on-site wastewater and stormwater disposal in a manner that does not adversely affect groundwater resources as evidenced by granted consents from Environment Canterbury for wastewater on the already subdivided northern portion of the application site. Appropriate water supply can also be provided to the development area. There are no surface water areas within close proximity of the application site. The application site is not identified or recorded as containing any waahi tapu or waahi taonga sites. The existing Discharge Consents for the application site identify the distances any wastewater disposal must be from any water supply source, ensuring adjoining land uses will not adversely affect groundwater.

Policy B1.2.3

Require the water supply to any allotment or building in any township, and the Living 3 Zone, to comply with the current New Zealand Drinking Water Standards and to be reticulated in all townships, except for sites in the existing Living 1 Zone at Doyleston.

Policy B1.2.4

Recognise and promote the need for protection zones around water supply bores, to reduce the risk of contamination from land uses.

An appropriate site for a utility allotment has been provided as part of the existing subdivision to provide for water that meets the necessary water quality standards of Policy B1.2.3. A wastewater disposal exclusion area around this supply has been included on the granted wastewater consents for affected titles. Consent notices have been placed on these titles to alert future owners of the exclusion area. These measures will reduce the risk of contamination from land uses and any future subdivision of the site will be required to meet all applicable standards.

Objective B1.4.1

The expansion of townships does not adversely affect the values of outstanding natural features and landscapes.

Objective B1.4.4

The distinction between the landscapes of the rural area and townships on the Canterbury Plains is maintained.

Policy B1.4.15

Recognise that the distinction between the landscapes in townships and the rural area adds to the landscape values of the Canterbury Plains; and maintain the distinction.

Policy B1.4.16

Avoid townships expanding to the extent that they merge into one another.

There are no outstanding natural features identified on the site. Therefore, the proposal is consistent with the above objective and associated policies. The proposal seeks to rezone land that is already considered appropriate for residential use, and therefore maintains the distinction between rural and urban areas. The proposed plan change will allow intensification of existing residentially zoned land and will avoid expansion of the township boundaries.

Part B - 2 Physical resources

Objective B2.1.1

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

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 B2.1.5

Ensure the development of new roads is:
- integrated with existing and future transport networks and landuses; and
- is designed and located to maximise permeability and accessibility;

through achieving a high level of connectivity within and through new developments to encourage use of public and active transport; whilst having regard to the road hierarchy.

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.

A Transportation Assessment has been completed by Andy Carr of Carriageway Consulting and is included in Appendix 5 of this application. This report has concluded the traffic generated by the development arising from the proposed plan change can be accommodated by the adjacent road network without capacity or efficiency issues arising. The plan change is considered to be consistent with the above objective and associated policies.

Policy B2.1.14

Encourage people to walk or cycle within and between townships by providing a choice of routes for active transport modes and ensuring there is supporting infrastructure such as parking for cycles, at destinations.

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.

The proposed plan change includes an ODP that identifies a pedestrian/ cycle connection via a reserve area between the main part of the road network and the centre of Kirwee via School Road. There is not a similar road connection with residents having to exit the development area to the north and use Hoskyns Road to access Kirwee Township. This pedestrian/cycle link will promote alternative modes of transport within the township.

Policy B2.1.22

Confine residential or business development in a township to one side of any State Highway or railway line where the township is already wholly or largely located on one side of the State Highway or railway line, unless that area is not suitable for further township expansion.

The proposed plan change is consistent with this policy as it is contained wholly north of the existing State Highway 73 West Coast Road.

Objective B2.2.1

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

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.

This plan change application includes confirmation from electricity and telecommunications providers that future connections for residential use can be provided. A Servicing Report is included with this Plan Change as Appendix 7. The report confirms the feasibility of on-site wastewater disposal for any future residential use of the application site. Stormwater can also be accommodated on-site without the need for additional consents. There is adequate water supply if the reticulated system is boosted by a new bore located within the utility allotment vested to Council for this purpose provided in the north-eastern corner of the application site. There are no apparent constraints on the provision of services to any future subdivision and associated residential use of the application site. Technical details of servicing and any required upgrading can be addressed at the time of subdivision consent required for any future subdivision of the application site.

Objective B2.3.1

Residents have access to adequate community facilities.

Policy B2.3.1

Encourage co-ordination between the provision of community facilities, and new residential and business development.

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.

The proposed ODP includes the area already consented for reserve, located a short distance from the primary school in School Road. The reserve and the existing community facilities of the township are sufficient to provide for the recreational and community facility needs of future residents of this site.

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.

Kirwee has a regular solid waste collections and disposal services available. The application site is already zoned for residential use with the ability to have a solid waste collection and disposal service. It is anticipated this system will be able to provide for the proposed more intensive use of the application site.

Part B - 3 People health and safety

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

The proposal site does not contain any identified natural hazards, nor does it contain any of the District's land drainage system. The site is not located in an area at risk from flooding from any waterbodies.

A geotechnical report indicating the impact of earthquakes on this site has been included as part of this application. It is considered that there is a very low risk of natural hazards occurring on this site, or that the development of the site might exacerbate adverse effects from natural hazards on other people or the environment. Therefore, it is considered that the proposal is consistent with Objectives B3.1.1, B3.1.2 and B3.1.3 and Policies B3.1.2 and B3.1.7.

Objective B3.4.1

The District's townships are pleasant places to live and work in.

Objective B3.4.2

A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.

Objective B3.4.3

"Reverse sensitivity" effects between activities are avoided.

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 B3.4.2

To provide for any activity to locate in a zone provided it has effects which are compatible with the character, quality of the environment and amenity values of that zone.

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;*

It is considered the proposed plan change will be in accordance with the Objectives B3.4.1-B3.4.5, providing a pleasant place to live in at a density appropriate to the township status of Kirwee, immediately adjoining the existing Living 1 Zone and being located close to the township centre. As discussed in this application a significant portion of the current Living 1 Zone is constrained in some way and the application site represents a logical expansion, close to the town centre and the existing school. Key pedestrian and cycle links will ensure safe access to facilities and services within Kirwee. Kirwee, as a whole, has excellent connection to metropolitan areas, with a State Highway and Railway line providing connection with Rolleston and Christchurch.

Part b – 3. Growth of Townships

Objective B4.1.1

A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones...

Objective B4.1.2

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

Policy B4.1.1

(a) Provide for a variety of allotment sizes for erecting dwellings in Living 1 Zones, while maintaining average section size similar to that for existing residential areas in townships, except within the Living Z Zone, including any Medium Density area identified in an Outline Development Plan where a higher density of development is anticipated.

The proposed zoning of the application site will maintain the low density residential use anticipated within rural townships of the District and the amenity associated with a mixture of site sizes but with an average of not less than 800 m². The proposal is consistent with the above objectives and associated policy.

Policy B4.1.6

In Living 1, X Zones and Medium Density areas identified in an Outline Development Plan in Living Z zones, allow site coverage to exceed that for permitted activities, provided any adverse effects on the overall residential density of the area are avoided, remedied or mitigated.

Policy B4.1.8

Manage the number of sites with more than one dwelling in Living 1 or X Zones, to maintain the overall residential density of the zone.

The proposed plan change will not alter any of the existing rules associated with the Living 1 Zone, all future residential use of the application site will be in accordance with the above policies or consent required for any breaches.

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.

Policy B4.1.11

Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):

- Retaining existing trees, bush, or other natural features on sites; and
- Landscaping public places.

The application site is already zoned for residential purposes and is not considered a new residential area. Nonetheless it is also noted the application site is currently utilized for a combination of rural and residential purposes and includes a recreation reserve, which has already been created but does not currently have any significant areas of vegetation. The amenity values will be maintained through the use of the Living 1 Zone rules.

Residential and Business Development

Objective B4.3.1

The expansion of townships does not adversely affect:

- Natural or physical resources;
- Other activities;
- Amenity values of the township or the rural area; or

- Sites with special ecological, cultural, heritage or landscape values.

Objective B4.3.2

For townships outside the Greater Christchurch area, new residential or business development adjoins existing townships at compatible urban densities or at a low density around townships to achieve a compact township shape which is consistent with the preferred growth direction for townships and other provisions in the Plan.

Policy B4.3.6

Encourage townships to expand in a compact shape where practical.

KIRWEE – Preferred Growth Option

The future growth of Kirwee will be met by the development of the extensive zoned areas north of State Highway 73, generally in a compact pattern with higher densities towards the centre of the township.

Policy B4.3.46

Encourage new residential and business activities to use sites in the existing Living zones if such sites are available and appropriate for the proposed activity.

The proposed plan change does not require an expansion of the existing township as the application site is already identified and zoned for residential use. The proposal site is located outside the greater Christchurch area, and adjoins the Living 2A on the southern and western boundary. As well as adjoining the Living 1 Zone on the eastern side of the site providing for a logical expansion of this zone. The proposal provides a logical compact town shape north of the State Highway, providing for higher density close to the township centre.