

Appendix 10: Assessment of Selwyn District Plan Objectives and Policies

The following is an assessment against the objectives and policies of the Selwyn District Plan (Township Volume).

B1 - Natural Resources

Objective B1.1.1

Adverse effects on people, and their activities, ecosystems and land and soil resources from contaminated soil or unstable land, are minimised.

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.*

A PSI has been undertaken on the site and has noted a number of areas that will need to be investigated through a Detailed Site Investigation at the time of subdivision. Therefore, it is considered any adverse effects from contaminated or potentially contaminated soils can be mitigated and managed at subdivision stage.

As discussed previously, most of the land around Leeston Township is reasonably versatile by virtue of being located on the Canterbury Plains, and therefore arguably may not meet the first limb of the test in Policy B1.1.8. However, given the location of the site adjoining the existing development of the township, and given this area is not more or less versatile than other areas adjoining the township, it is considered that the proposal site is an appropriate location for the expansion of the township. Further, it is noted that a proportion of the site has been identified as appropriate for residential activity as evidenced by the deferred zoning status attributed to the land and in the Ellesmere Area Plan. It is for these reasons that the proposal is consistent with the second limb of the test in Policy B1.1.8.

While the proposal does constitute a minor loss in versatile soils, it is considered to be an appropriate area for the development of Leeston due to its location, because it represents a consolidated township form and the site is able to be serviced. Therefore, the application is considered to be generally consistent with Objective B1.1.2 and 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.

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 B1.2.4

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

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.

The Servicing Report has confirmed the existing infrastructure can be extended and the site can be serviced by Council's reticulated network, including connections to Council's wastewater network, subject to upgrades. The Plan Change will require future development to appropriately manage stormwater in accordance with the ODP. The stormwater management will enhance the Leeston township as it will reduce the risk of flooding.

The proposal contains a water supply bore in a utility allotment, owned by the Council. In order to safeguard the land from potential contamination, a 100 m ground water protection zone has been noted on the ODP to ensure that incompatible uses are not undertaken in this area. This measure ensures that the proposal is consistent with Policy B1.2.4.

Policy B1.2.9

Create esplanade strips or esplanade reserves to maintain and enhance water quality, riparian vegetation, and the natural character of waterbodies, where appropriate.

Policy B1.2.11

Ensure any structure or mooring which is located on or passes over or across the surface of a waterbody is:

- Readily moveable; or
- Necessary for flood protection or access across the waterbody; and
- Any adverse effects on wildlife, waahi tapu or mahinga kai sites; aesthetic, heritage or recreational values; or public access to the waterbody; are avoided, remedied or mitigated; or
- Any adverse effects on existing uses are avoided, remedied or mitigated.

Objective B1.3.1

Areas of "significant indigenous vegetation and significant habitats of indigenous fauna" are recognised and protected as townships expand.

Objective B1.3.2

The natural character of wetlands and rivers and their margins, are recognised, protected and enhanced, where appropriate, in townships.

Policy B1.3.1

Ensure any wetland or area containing indigenous vegetation on a site is assessed to establish its ecological values, before the land is rezoned for new residential or business development.

Leeston Creek runs through the site and is currently on private land not vested to Council. The ODP will require Leeston Creek and its margins to be vested to Council as reserve. Following the completion of the Leeston North Stormwater Bypass, Leeston Creek will maintain a regular flow and will continue to provide an outlet for auxiliary stormwater, however the volume of flow will be at a significantly reduced rate due to the effect of the stormwater diversion. The ODP illustrates the area around Leeston Creek is to be vested as recreation reserve with provision for walking and cycle access. Any bridge infrastructure over Leeston Creek will be required to be designed to avoid adverse effects on the flow of the Leeston Creek.

Birdlings Brook is located in the south west corner of the site, has been planted along the banks and is publicly accessible due to the walkway 'Marshall's on Birdlings Brook'. Due to the location of Birdlings Brook through the site and the desire to retain the nature of the stream, the land between Birdlings Brook and the intersection of Harman's Road and High Street will be required to be vested to Council as reserve. Further down the stream at Leggs and Lockheads Road, Birdlings Brook has been recognized as having had high trout spawning values, however these have declined since the 1980s⁷. Stormwater currently discharges to Birdlings Brook, and any stormwater management and discharge will be required to be treated in a manner that does not adversely affect Birdlings Brook.

The remainder of the site does not contain any wetlands, lakes or other waterbodies. The proposal is therefore consistent with Objectives B1.3.1 and B1.3.2 and Policy B1.3.1.

Objective B1.4.1

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

The site is not within any identified area of outstanding natural landscape and does not contain any identified outstanding natural features. It is considered that the proposal is consistent with Objective B1.4.1.

Objective B1.4.4

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

The Plan Change will enable the development of both medium and low density residential allotments adjoining an existing township in a consolidated urban form. The proposed Living 1 zone will align with the existing Living XA zone on the south side of High Street. The Plan Change creates a distinct rural and township boundary as people enter and exit Leeston via Leeston Dunsandel Road and High Street. Therefore, the Plan Change is consistent with Objective B1.4.4.

⁷ Te Waihora Catchment Ecological Flows Report 2012

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 B2.1.12

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 B2.1.14

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 Transport Assessment concludes the existing roading network including intersections can accommodate the additional traffic flows and vehicle movements arising from the implementation of the Plan Change with no upgrades or improvements required. The roading network as outlined in the ODP provides connections to the existing urban area of Leeston as well as future roading connections to ensure future development can be connected to the site. The ODP includes non-vehicular linkages to reserves, Ellesmere College / Te Kāreti o Waihora, and throughout the site, which will encourage greater use of these modes of transport. It is considered that the proposal is consistent with Policies B2.1.14 and B2.1.15

Utilities

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 B2.2.5

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

The ODP shows a utility allotment for the purpose of drilling a well for potable water. There is a 100 m ground water protection zone to avoid any reverse sensitivity effects towards the water bore. The Servicing Report outlines and discusses options for servicing any future development of the site and it is considered servicing options can be further investigated and designed at the time of subdivision. It is considered that the proposal is consistent with Objective B2.2.3 and Policies B2.2.1 and B2.2.5.

Community Facilities (and Reserves)

Objective B2.3.1

Residents have access to adequate community facilities.

Objective B2.3.2

Community facilities do not adversely affect residential amenity values or other parts of the environment.

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 proposal includes suitable access networks to ensure residents are able to access existing community facilities in Leeston. The proposal will retain Birdlings Brook walkway and create the surrounding area to a reserve. Reserves through the site will provide opportunities for active and passive recreation as well as a high level of amenity along waterways. Footpaths can be designed and provided, as appropriate, at the time of subdivision as a safer and more defined walkway for the 'Harmans Loop'. The Plan Change is considered to be consistent with these policies.

Waste Disposal

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.

The site adjoins Leeston, which has a regular solid waste collection and disposal service available. It is likely that future residents on these sites will be serviced by this system and therefore the Plan Change is consistent with objective B2.4.2 and policy B2.4.4.

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 B3.1.3

*Avoid locating dwellings and other principal building in the following areas:
Between any waterbodies and any stopbanks designed or used to contain floodwater from that waterbody; or
Within the bed of any lake or river.*

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.

The site does not contain any identified fault lines, significant areas of subsidence and is not identified as being within an area subject to natural hazards. Natural depressions occur across the site with Leeston Creek that is approximately 0.5 m deep and 5 m wide running through Lot 3 DP 82846. The Leeston North Stormwater Bypass will ensure that Leeston Creek will maintain a consistent flow volume and will not succumb to inundation or flooding from high rainfall events. It is considered that the stormwater bypass, along with stormwater management areas required by the ODP will mitigate any adverse effects from flooding on other people or the environment.

The site does not contain any stop banks to contain floodwater. Therefore, it is considered that the Plan Change is consistent with Objectives B3.1.1, B3.1.2 and B3.1.3, and Policies B3.1.2, B3.1.3, and B3.1.7.

Cultural and Historic Heritage

Objective B3.3.1

A partnership for heritage protection is fostered between landowners, Tāngata whenua, community groups and the Council.

Objective B3.3.2

Sites of Wāhi tapu and other importance to Tāngata whenua are protected.

Policy B3.3.4

Protect areas identified in the Plan as Wāhi Taonga Sites, Wāhi Taonga Management Areas and Mahinga Kai Sites, from inappropriate damage or destruction.

The waterways on the site are not identified in the Plan as being sites of Wāhi tapu or Taonga Sites. The application has been sent to MKT for comment.

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.

It is considered that rezoning the site to enable development in accordance with Living 1 and Living 2 zones and residential activities on the western edge of Leeston will provide for a variety of section sizes within Leeston and enhance the Leeston township. Rezoning the site and future development will change the character of the site from rural to urban, changing the amenity and visual outlook of the site. However, if the site is rezoned residential and development is undertaken in accordance with the ODP, future development will maintain and enhance the character and amenity of the residential and urban area and create a new neighbourhood that is a pleasant place to work and live. It is considered that the proposal is consistent with Objective B3.4.1 and B3.4.2.

The south east corner of the proposal borders a Business 1 zone. Residential development is anticipated in the area above the Business 1 zone after the deferral is lifted and therefore, and reverse sensitivity effects have been considered by Council when the site was zoned Living 1 (deferred). The proposal is therefore consistent with Objective B3.4.3

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 B3.4.3

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.*

The Plan Change and ODP have been designed to provide a diverse range of medium and low density residential sections across the site to provide for lifestyle choices and needs of the community. The low density land provides for spacious, open section sizes. The medium density, Living 1 zone provides a diversity of living environments in proximity to the local school and other recreational and community facilities. Key pedestrian and cycle links will ensure safe access to facilities and services within Leeston township. As the implementation of the Plan Change could accommodate larger allotments, the Living 2 zone would be quieter than metropolitan areas. The Transport Assessment concludes no upgrades or improvements to the existing roading infrastructure is required to accommodate the additional vehicle movements as a result of the Plan Change. It is considered that the proposal is consistent with Objectives B3.4.4 and B3.4.5 and Policy B3.4.3.

Policy B3.4.38

Avoid rezoning land for new residential development adjoin 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.

The rezoned Living 1 and Living 2 zones will adjoin the existing Outer Plains zone to the west. It is not uncommon within the Leeston township for Living 1 or Living XA zones to directly adjoin the Outer Plains zone. Approximately 900 m of Living 1 and Living XA zoned land southeast of the site and south of High Street adjoin the Outer Plains zone. North east of the site is the site known as the Martin block. The Martin block is zoned Living XA, where allotments can be an average of 650 m² and directly adjoins the Outer Plains zone for approximately 360 m. Therefore, it is considered and evident that there are cases where Outer Plains zoned land and adjoining Living 1 and Living XA zones can be compatible without mitigation for any reserve sensitivity. Therefore, the proposal is consistent with Policy B3.4.38.

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, 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 B4.1.1(a)

Provide for a variety of allotment size 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 2 Zone, including any Medium Density area identified in an Outline Development Plan where a higher density of development is anticipated.

Policy B4.1.3

To allow, where appropriate, the development of low density living environments in locations in and around the edge of townships where they will achieve the following:

A compact township shape;

- Consistent with preferred growth options for townships;*
- Maintains the distinction between rural areas and townships;*
- Maintains a separation between townships and Christchurch City boundary;*
- Avoid the coalescence of townships with each other;*
- Reduce the exposure to reverse sensitivity effects;*
- Maintain the sustainability of the land, soil and water resource;*
- Efficient and cost-effective operation and provision of infrastructure.*

The provision of Living 1 and Living 2 zones will provide a variety of environments within Leeston. The Living 2 zone will provide sections that will maintain the spacious character. The proposal is consistent with Objective B4.1.1.

The proposal, through the ODP seeks to provide a range of allotments sizes in the Living 1 zone, to accommodate the anticipated urban growth of the township. Combined with the layout of the internal roading network, the average allotment size will represent a residential density more spacious than high density metropolitan areas.

The proposal site is located on the western urban limit of Leeston and incorporates land which has been identified as appropriate for residential activities as indicated by the deferred zoning status. The Plan Change also includes land

further west of the deferred zoning, currently zoned Outer Plains. The servicing report has confirmed the extension of the Living 1 and 2 zones can be connected to Council's reticulated services, subject to the required upgrades. The extension of the Living 1 zone will align with the developed Living XA zone, providing a clear transition from rural to urban along High Street. The Plan Change is consistent with Objective B4.1.2 and Policy B4.1.3.

Policy B4.2.10

Ensure that new residential blocks are small in scale, easily navigable and convenient to public transport services and community infrastructure such as schools, shops, sports fields and medical facilities, particularly for pedestrians and cyclists.

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 B4.3.4

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.

The site is of a scale that will be easily navigable by future residents. The ODP provides guidance for walkways and cycleways and the roading layout can be designed in a manner that could accommodate bus routes. Alternatively, the walkways and roads can be design in a manner that provides easy walking access to bus stops. The site adjoins the existing urban environment and the existing Living 1 zone and is within close proximity to local amenities and community facilities. Lifting the deferral and rezoning the site will expand the Leeston township and encourage residents and financial investment into Leeston. The Plan Change and ODP requires stormwater management areas to be developed as part of any future subdivision to reduce flooding of the Leeston Creek in high rainfall events. The Living 1 zone will align with the existing Living XA zone on the south side of High Street, creating a clear township and rural boundary. Roading links to the east and west of the site, including a direct link to Leeston township, and the ability to connect to and establish connections to existing reticulated water and wastewater services, demonstrates that the proposal is in accordance with Objective B4.3.4.

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 development (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 the Urban Limit identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan.*

Policy B4.3.2

In areas outside the Greater Christchurch area, require any land rezoned for new residential or business development to adjoin, along at least one boundary, an existing Living or Business zone in a township, except that low density living environments need not adjoin a boundary provided they are located in a manner that achieves a compact township shape.

It is considered that given the location of this site adjoining an existing township as well as the existing deferred zoning, and that it is able to be effectively and efficiently serviced, this site is ideal to provide additional housing opportunities for the future generations. It is considered that this proposal is consistent with Policy B4.3.1. The proposal is outside of the Greater Christchurch area, and located on the western side of the existing township adjoining an existing Living 1 zone. The portion of the site north of Leeston Dunsandel Road adjoins a Living XA zone along the eastern boundary. The Outer Plains portion of the site currently adjoins a the Living 2 (deferred) Zone, and as a result of the Plan Change the site zoned Outer Plains on the corner of Harmans and Leeston Dunsandel Road will adjoin existing Outer Plains zone on the opposite side of Leeston Dunsandel Road and Harmans Road and the Living 1 and 2 zones.

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 B4.3.6

Encourage townships to expand in a compact shape where practical.

Rezoning the site will result in neighbouring land zoned Outer Plains adjoining the Living 1 and 2 zones. If a site was to have only four boundaries, these would most likely be considered to be the north, south, east and west boundaries. Taking this into account, the Plan Change will result in the Outer Plains zoned land adjoining the Living 1 and 2 zones on the east and south boundary, with the north and west boundary adjoining land zoned Outer Plains. The intention of Policy B4.3.3 is to ensure rural zoned land is not surrounding by living zones. As the Outer Plains site will still adjoin rural land on the opposite sides of Leeston Dunsandel Road and Harmans Road, rezoning the site to Living 1 and 2 is considered to be consistent with Policy B4.3.3.

Policy B4.3.8

Each Outline Development Plan shall include

- *Principal through roads, connection and integration with the surrounding road network and strategic infrastructure;*
- *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; 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 tangata whenua 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;
- 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 cycle ways, both within and adjoining the ODP area;
- Include any other information which is relevant to an understanding of the development and its proposed zoning;
- Demonstrate that the design will minimise any reverse sensitivity effects.

The information provided within the ODP and this application provides all of the information set out in this policy. It is considered that the proposal is consistent with Policy B4.3.8.

Leeston Specific Growth Policies

Policy B4.3.54

Ensure any land rezoned for new residential or business development does not cause, or exacerbate, a natural hazard by increasing the rate of stormwater runoff into the Leeston main drain.

Stormwater management will be required for any future development to be undertaken and guidelines for the stormwater management are included in the ODP. The Leeston Creek will be naturalised and the ODP will require stormwater to be managed in a way that does not exacerbate the risk to flooding, and will be managed so that the rate of the runoff into the Leeston Creek will not be increased above pre development flows, or it will be managed where the Creek is able to accommodate a greater flow without increasing flood risks.

Policy B4.3.55

Ensure that land that is zoned for residential development but is presently subject to surface flooding is not developed for its zoned purpose until provision is made for the amelioration of that constraint.

Provision has been made to improve the stormwater management of Leeston Creek. A piece of land has been identified in the ODP to be vested to Council for stormwater management and to implement the Leeston North Stormwater Bypass. The bypass will divert water from Leeston Creek at the northern most area of the site into the bypass to be created on the Martin block. The bypass has not yet been completed but is provided for in the Long Term Annual Plan. Therefore, the proposal is consistent with Policy B4.3.55.