



## **Attachment 3: Section 32 Evaluation**



## Table of Contents

Introduction .....	1
The Site and Surrounding Environment .....	1
The Plan Change .....	2
Description of the Proposal .....	2
Proposed Amendments to the District Plan .....	3
Servicing .....	3
Consultation .....	3
Assessment of Environmental Effects of the Proposed Plan Change .....	4
Statutory Requirements of Section 32 of the Act .....	8
Objectives and Policies of the Selwyn District Plan .....	9
Assessment of Efficiency and Effectiveness of the Plan Change .....	15
Effectiveness .....	17
Efficiency .....	18
Risks of Acting or Not Acting .....	18
Overall Assessment .....	18
Statutory Framework .....	18
Sections 74 & 75 of the RMA .....	18
Section 31 – Functions of Council .....	19
Section 75 – Contents of District Plans .....	19
National Policy Statements (NPS) and New Zealand Coastal Policy Statement .....	19
Canterbury Regional Policy Statement .....	22
Mahaanui – Iwi Management Plan 2013 .....	22
Part II of the Resource Management Act 1991 .....	24

## List of Figures and Tables

Figure 1: Aerial photograph of site (Source: Canterbury Maps) .....	2
Table 1: Assessment of relevant plan provisions against the objectives of the District Plan .....	10

## Appendices

Appendix A Infrastructure Report
Appendix B Runanaga Consultation
Appendix C Landscape and Visual Effects Assessment
Appendix D Integrated Traffic Assessment



## Introduction

1. GW Wilfield Ltd requests a change to the Selwyn District Plan to rezone approximately 33.4 hectares of Rural Zone, to Living WM South Zone, at West Melton.
2. This document forms the Section 32 evaluation of the plan change, consisting of an evaluation of the contents of the Proposed Plan Change, and incorporates material from the following documents:
  - Infrastructure report (Appendix A)
  - Runanga consultation (Appendix B)
  - Landscape and Visual Impact Assessment (Appendix C)
  - Integrated Transport Assessment (Appendix D).
3. The site immediately adjoins an existing residential area that is currently zoned Living 2 and Living 2A, but which is subject to Plan Change 59, which seeks to amend the zoning to Living WM (South) Zone. The density of development and Outline Development Plan (ODP) layout proposed via this plan change application is consistent with that proposed under Plan Change 59. It is acknowledged that this Plan Change application is dependent on the adoption of Plan Change 59, more or less in its currently proposed format. If Plan Change 59 does not become an operative part of the Selwyn District Plan, this Plan Change application will no longer be an efficient or effective use of the land in question.

## The Site and Surrounding Environment

4. The site is located at Weedons Ross Road, south of Kingsdowne Drive, on the south side of the current West Melton township. The Certificates of Title of affected land are included in Attachment 1 of the Plan Change Application. The site's location is indicated on the aerial photograph in Figure 1 below, and in the ODP contained in Attachment 2 of the Plan Change Application.
5. The site is accessed from Weedons Ross Road directly, and via Kingsdowne Drive. To the north of the site is the existing residential area referred to as Wilfield and, across State Highway 73, is the existing West Melton township. To the east and west is Rural Zone land used predominantly for grazing or similar rural activity.



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

6. The site itself contains a former chicken farm that is no longer in operation, with an existing dwelling located adjacent the former chicken farm buildings. The site is in the process of being subdivided to provide for two allotments of 1739m<sup>2</sup> and 1636m<sup>2</sup> in area and one balance allotment of approximately 17.6ha (RC185376/377). Two allotments of 4 ha+ area are located adjoining Weedons Ross Road. A small utility allotment exists at the northern edge of the site adjoining Ridgeland Way, which contains a municipal water supply well. A dwelling is established at 91 Kingsdowne Drive.

## The Plan Change

### Description of the Proposal

7. It is proposed to rezone approximately 33.4 hectares of Rural Inner Plains Zone land to Living West Melton (WM South) Zone. The existing Living WM Zone is proposed to be renamed Living (WM North) Zone under Plan Change 59 and will be unaffected by the current proposal.
8. The rezoning will provide for an urban density of development, consistent with that sought under Plan Change 59.



9. The majority of the Plan Change will provide for sites with a minimum lot area of 1,100m<sup>2</sup> and a maximum lot area of 3,000m<sup>2</sup>; and a low density area located on the eastern periphery of the Zone, with a minimum lot area of 3,000m<sup>2</sup> and a maximum area of 5,000m<sup>2</sup>.

## Proposed Amendments to the District Plan

10. The following amendments to the Selwyn District Plan are proposed:
  1. To amend the Selwyn District Plan Planning Maps, by rezoning the site to Living (WM South) Zone.
  2. To amend Township Volume, Appendix 20 ODP West Melton by adding the ODP attached in **Attachment 2**.
  3. Any other consequential amendments including but not limited to renumbering of clauses.

## Servicing

14. The development will be fully reticulated with sewer, water, stormwater, electricity and telecommunications, as set out in the Infrastructure Report attached in Appendix A.
15. In summary, the site will be serviced as follows:
  - Sufficient sewer capacity is available within the local sewer network to the site to accommodate anticipated demand, though an additional connection will need to be made to the Silver Peaks Drive pump station. Pump station upgrades are identified as necessary at Silver Peaks Drive and Rossington Drive, which would be addressed at the time of further subdivision. The sewer connection from West Melton to the Pines Treatment Plant in Rolleston is identified as being at capacity. Extension of an existing Rising Sewer is identified as a viable solution for future subdivisions, to address the issue;
  - Stormwater will be discharged to ground directly via a system of soakpits and swales, as is currently the case in the Wilfield subdivision;
  - West Melton's current water supply is identified as being at capacity, an issue that the District Council has been working to address. The Infrastructure Report identifies required upgrades, that would further investigated at subdivision stage and the costs of required upgrades borne by developers;
  - Electricity and telecommunications will be reticulated via underground cables to new residential sites.

## Consultation

16. The applicant's consultants have discussed the application with Selwyn Council staff through the development of this proposal, to ensure all issues were appropriately addressed and that the development can be adequately serviced. This includes



consultation with Mr Ben Rhodes and Mr Robert Love (planning), and Mr Murray England (infrastructure).

17. Consultation with local runanga was undertaken via Mahaanui Kurataiao Limited for Plan Change 59. As the current Plan Change site is an immediate extension of the Plan Change 59 land and contains no sensitive features such as natural waterways, indigenous vegetation of value or areas of identified cultural value, the runanga responses received for Plan Change 59 are considered to be equally helpful for this Plan Change application. Those responses are contained in Appendix B.

## Assessment of Environmental Effects of the Proposed Plan Change

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

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

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

### Landscape and Visual Effects

20. A Landscape and Visual Effects assessment of the proposed Plan Change has been undertaken by DCM Urban Ltd, and is attached in Appendix C. That assessment considered the existing landscape character of the environment, and the potential visual/visual amenity impacts of the proposed rezoning. The visual assessment was undertaken from multiple reference points around the site.
21. Section 6 of the Landscape and Visual Effects assessment recommends a range of mitigation measures to mitigate against potential adverse visual effects. The recommended mitigation measures and the applicant's response to those recommendations are:

Recommendation	Response
Open style fencing adjacent to reserves.	Township Volume, Part C, Rule 4.17 is amended via Plan Change 59 to require open style fencing adjoining reserves. Hedging is otherwise permitted.



Pedestrian link created through the development	A requirement of the proposed ODP.
Lower density lots on the eastern edge of the Plan Change area.	A requirement of the proposed ODP.

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

## Transport

23. Transport effects on the safety and efficiency of the road network may arise from the proposed rezoning. An Integrated Transport Assessment has been prepared for the proposal by Stantec, attached in Appendix D.
24. That assessment considers the proposed transport connections provided by the proposed Outline Development Plan, and transportation related impacts of the increase in the number of allotments that can be developed with the proposed Plan Change.
25. The assessment concludes that the proposal could result in an additional 131 residential lots, that could generate extra traffic volumes of approximately 790 vehicle movements per day and 80 per peak hour. The assessment further concludes:

*Across the wider traffic network, including on Weedons Ross Road south of the site and on SH73 east and west of West Melton, the additional traffic volumes would be accommodated noting there are widening improvements proposed to the arterial route along Weedons Ross Road, and signalisation of its intersection with SH73 in West Melton.*

*An ODP is proposed that will enable integration with the Wilfield subdivision and existing urban area. The new intersection on Weedons Ross Road is proposed in a location to enable safe connection to the transport network, and an extension of the pedestrian/cycle network is proposed along Weedons Ross Road.*

*Whilst the site is currently not well serviced by public transport, that is the case for West Melton which only has a peak period service available. The site is well located if future connections are made between West Melton and the Rolleston Hub, or for access to park and ride services at Rolleston.*

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

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





## **Infrastructure**

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

## **Reverse Sensitivity**

29. Historically, an intensive chicken farm was located within the Plan Change site. That farming operation has now been discontinued.
30. No other activities in the vicinity of the Plan Change site are likely to give rise to notable reverse sensitivity effects. Further, a lower density of residential development will be maintained along the periphery of the Plan Change area, where the Plan Change adjoins rural-zoned land that is owned by parties other than the applicant. The lower density will assist in minimising the potential for reverse sensitivity effects to arise.
31. Potential adverse reverse sensitivity effects from the Plan Change proposal are therefore considered to be negligible.

## **Natural Hazards and Contaminated Land**

32. The Plan Change site is not subject to any notable natural hazards. The site is not noted on the District Plan Planning Maps as being subject to flood hazard. Previous geotechnical investigations for subdivisions within much of the site have confirmed the absence of any natural hazards that would preclude residential development.
33. Comprehensive Preliminary and Detailed Site Investigations have been undertaken in conjunction with subdivisions undertaken within the site to date, excluding the land contained within Rural Section 10802 Blk XI Rolleston SD (the chicken farm block). Small areas of identified historical contamination have been remediated and it is understood that no further investigations or resource consents will be required under the NES for Assessing and Managing Contaminants in Soil to Protect Human Health on this land.
34. The site of the former chicken farm is identified as HAIL site on the Environment Canterbury Listed Land Use Register, relating to persistent pesticide bulk storage or use (not investigated). No other notable sources of contamination are known to exist on the site. It is anticipated that a detailed site investigation will be required in respect of Rural Section 10802 Blk XI Rolleston SD, at such time as subdivision and development of the site occurs. At that time, appropriate land remediation measures can be identified. It is noted that the existing residential buildings on site are to be retained. The nature of contamination known or anticipated on the chicken farm site is such that it will be able to be dealt with at future





subdivision stage and is not of any significance that warrants further investigation in support of the Plan Change.

### **Amenity Values**

35. The Resource Management Act defines amenity values as '*...those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes*'. The current character and amenity of the site and surrounds can be characterised as rural within the Plan Change site itself. The site is not identified as an outstanding landscape in any statutory planning document, nor is it considered to contain any features or landforms of significant landscape value (in respect of Section 6(b) of the Resource Management Act). The site does not contain any rivers, wetlands or other natural waterbodies of relevance in terms of Section 6(a) of the Resource Management Act.
36. The Landscape and Visual Assessment contained in Appendix C further analyses the visual and landscape character of the site, in Section 3.1 of that document. The site has no unusual or notable spiritual or cultural values, nor has it any particular recreational value. The site aesthetic is that of a substantially undeveloped rural area.
37. The proposed rezoning will change the character and amenity of that part of the Plan Change area from rural to residential. The Landscape and Visual Effects Assessment has assessed the visual amenity effects of the proposal as generally less than minor. Effects on broader amenity values are similarly considered to be less than minor, with the character and amenity values becoming residential in nature, consistent with the wider West Melton township. That assessment is predicated on the adoption of the mitigation measures recommended in the Landscape and Visual Effects Assessment. As set out above, those measures have been adopted and form part of this Plan Change application.

### **Sites of Significance to Iwi**

38. The site contains no natural surface waterbodies and no known waahi tapu, taonga or other sites of significance to Iwi. It is expected that any subdivision consent for development of the zone will incorporate a condition of consent addressing accidental discovery protocol.
39. Feedback from runanga was provided in regard the Plan Change 59 area, which is considered to be similarly helpful for the proposed Plan Change, given the subject site has the same or very similar characteristics as the Plan Change 59 site and is immediately adjoining.
40. Runanga feedback confirmed support for an on-site land-based stormwater disposal system, acknowledges that an Accidental Discovery Protocol is a suitable mechanism to mitigate against the potential adverse effects of earthworks on wahi tapu and wahi taonga values, and includes a series of recommendations. Those recommendations are anticipated to be equally applicable to the current application site, and include planting with appropriate indigenous vegetation, and locally sourced indigenous vegetation. Those provisions are considered to be appropriately addressed at the time of subdivision and development. The report also recommends that the new zone be subject to the existing rule requiring land use consent holders to follow an Accidental Discovery Protocol during earthworks, and that is to be the case for the proposed Plan Change.



## Urban Form

41. A consideration of the National Policy Statement – Urban Development (addressed below) is whether the Plan Change will provide for a well-functioning urban environment. This includes consideration of the urban form and in particular whether the direction of growth provided for by this Plan Change application will create an appropriate urban form and density for West Melton township.

42. The issue is addressed in the Landscape and Visual Assessment Report contained in Appendix C. That report states:

*The Plan change area is considered a natural extension of the Wilfields development in West Melton, being of an anticipated density for residential dwellings on the edge of the existing settlement. While the proposed density is relatively low, I consider it appropriate for its setting on the edge of the township. I consider that the Plan Change area is a[n] in-sequence development adding to development capacity in West Melton, but at an appropriate level...*

43. The Report goes on to note the location of several township amenities on the southern side of State Highway 73, including the Community and Recreation building, the Domain and the Tavern. The possible future direction of growth is identified as being southwards. The Report concludes that although the proposed Plan Change is approximately 1km from the town centre (and a lesser distance to the Domain), it is considered within an acceptable radius from an urban form perspective.

## Statutory Requirements of Section 32 of the Act

44. Before a proposed plan change is publicly notified an evaluation must be carried out by the person making the request. The evaluation, carried out under Section 32 of the Resource Management Act, must examine:

*(a) the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the Act; and*

*(b) whether, the provisions in the proposal are the most appropriate way to achieve the objectives by:*

*(i) identifying other reasonably practicable options for achieving the objectives; and*

*(ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*

*(iii) summarising the reasons for deciding on the provisions; and*

*(c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*

45. In assessing the efficiency and effectiveness of the provisions, the evaluation must also:



- Identify and assess the benefits and costs of effects, including opportunities for economic growth and employment;
  - If practicable, quantify these benefits and costs;
  - Assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.
46. Section 32(6) clarifies that where no actual objectives are stated in the proposal, the objective is the purpose of the proposal.
47. A Ministry for the Environment guide to Section 32<sup>1</sup> notes that Section 32 case law has interpreted 'most appropriate' to mean "suitable, but not necessarily superior". "Effectiveness" is noted in the guide as assessing the contribution new provisions make towards achieving the objective, and how successful they are likely to be in solving the problem they were designed to address. "Efficiency" is noted as measuring whether the provisions will be likely to achieve the objectives at the lowest total cost to all members of society, or achieves the highest net benefit to all of society. The assessment of efficiency under the RMA involves the inclusion of a broad range of costs and benefits, many intangible and non-monetary.

## Objectives and Policies of the Selwyn District Plan

48. Section 32(1)(a) requires examination of the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the Act.
49. The proposal does not involve any new, or the alteration of any existing, objectives of the Selwyn District Plan. The existing objectives are assumed to be the most appropriate for achieving the purpose of the Resource Management Act, having previously been assessed as such.
50. In regard to the more general objective of the proposal, being the purpose of the proposal, the objective is to provide for a new Living West Melton Zone as an extension of the adjoining existing residential zone. Provision for an increase in density within the Plan Change area, whilst maintaining a requirement for low density residential development on the rural-urban interface, is considered appropriate to enable persons and the community to provide for their health and wellbeing, while avoiding, remedying or mitigating potential adverse effects. While the proposal will result in a change to an urban form from the rural form that exists currently, the proposal is considered to be an efficient use of the physical land resource.
51. Section 32(1)(b) requires examination of whether the proposed plan change provisions are the most appropriate way of achieving the District Plan objectives. There are several objectives and policies specific to the form and development of the West Melton township itself. There are also objectives and policies addressing urban form and residential amenity generally. These are addressed in Table 1 below.

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<sup>1</sup> MfE, A Guide to Section 32 of the Resource Management Act 1991 (2017), Wellington.



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

District Plan provisions	Comment / Assessment
<b>Township Volume - Chapter B4 Growth Townships</b>	
<p><b>Objective B4.1.1</b></p> <p><i>A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.</i></p> <p><b>Objective B4.1.2</b></p> <p><i>New residential areas are pleasant places to live and add to the character and amenity values of townships.</i></p> <p><b>Policy B4.1.10</b></p> <p><i>Ensure there is adequate open space in townships to mitigate adverse effects of buildings on the aesthetic and amenity values and "spacious" character.</i></p>	<p>The proposal will ensure that West Melton continues to provide for a range of living environments. The subject area will be a pleasant place to live and will contribute to the character and amenity of West Melton.</p> <p>The density of the development will remain lower than found in Living 1 Zones, with comparatively low site coverage limits to ensure a spacious character and amenity values are maintained. One neighbourhood reserve is proposed within the ODP area.</p>
<p><b>Objective B4.3.1</b></p> <p><i>The expansion of townships does not adversely affect:</i></p> <ul style="list-style-type: none"> <li>- Natural or physical resources;</li> <li>- Other activities;</li> <li>- Amenity values of the township or the rural area; or</li> <li>- Sites with special ecological, cultural, heritage or landscape values.</li> </ul> <p><b>Objective B4.3.3</b></p> <p><i>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.</i></p> <p><b>Objective B4.3.4</b></p> <p><i>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.</i></p> <p><b>Objective B4.3.5</b></p> <p><i>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.</i></p> <p><b>Policy B4.3.1</b></p> <p><i>Ensure new residential, rural residential or business development either:</i></p> <ul style="list-style-type: none"> <li>- Complies with the Plan policies for the Rural Zone; or</li> <li>- 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</li> </ul>	<p>The Plan Change will not adversely affect any notable natural or physical resources, beyond the removal of some land from primary production. There are no other activities that the expansion will adversely affect, and amenity values will generally be maintained, albeit the values of the site itself will change from a rural to an urban amenity. The site has no notable special values.</p> <p>The proposal will not be consistent with Objective B4.3.3 and Policy B4.3.1 in so far as the development will not be within a priority area, however an ODP is proposed.</p> <p>In regard to infrastructure, the proposal will place additional demand on services such as water and sewer. Upgrades will be required to service the proposal site and this can be undertaken through a combination of developer contribution and existing planned Council upgrades.</p> <p>The proposal will not leave Rural zoned land surrounded by urban zoning.</p> <p>The township shape will remain reasonably compact, albeit the proposal will expand the township further to the south rather than consolidating development closer to the town centre.</p>



- 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 B4.3.6

Encourage townships to expand in a compact shape where practical.

#### Policy B4.3.98

Provide a primary focus for new residential or business development north of State Highway 73 and south of Halkett Road, and to allow only a limited extent of new low density residential development south of State Highway 73.

#### Policy B4.3.99

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

#### Policy B4.3.101

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

The extent of development south of State Highway 73 will continue to be limited by the density provisions of the District Plan, and will remain low density. The explanation to Policy B4.3.98 indicates that the restriction is necessary to maintain the safety and efficiency of the highway. The Transport Assessment contained in Appendix C confirms that the proposal is supportable from a traffic perspective and will not compromise the safety and efficiency of State Highway 73.

As noted above, the proposal will maintain a reasonably consolidated growth pattern, albeit the township will develop in a more southerly direction than is currently the case.

The proposal will maintain the lower density of the existing village.

### Township Volume: Chapter B2 Physical Resources

#### Objective B2.1.1

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

The Transport Assessment contained in Appendix C has confirmed that traffic generated from the proposal can be safely accommodated within the road network. Any new roads within the subdivision will be designed in accordance with the current standards of the District Plan.

#### 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.

In regard Policy 2.1.15, the proposed amendment to the Outline Development Plan for the subject site includes requirement for new pedestrian links within the subject to area, to ensure adequate connectivity for a range of transport modes.

#### 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.

In regard the State Highway, the proposal will not extend the township any further along the State Highway.

#### 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.

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

#### Objective B2.1.5



*Policy B2.1.2*

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

*Policy B2.1.3*

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

*Policy B2.1.4(a)*

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

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

*Policy B2.1.12*

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

*Policy B2.1.13*

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

*Policy B2.1.15*

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

*Policy B2.1.23*

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

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

*Objective B2.2.2*

*Efficient use of utilities is promoted.*

*Objective B2.2.3*

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

*Policy B2.2.2*

*Ensure activities have access to the utilities they require at the boundary prior to any new allotment being sold; or prior to any new activity taking place on an existing allotment.*

*Policy B2.2.3*

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

*Policy B2.2.5*

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





## Township Volume: Chapter B3 Health and Safety Values

### Objective B3.1.1

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

### 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.*

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

### Objective B3.4.4 states:

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

### 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;*

The proposal will maintain a relatively compact town form albeit the town will extend further to the south than is currently the case. The proposal will provide for a variety of living environments and housing choices.

The Plan Change area will have a good level of connectivity to the remainder of the township, with provision for pedestrian and cycle links as well as vehicle access.

The proposal will provide for a character and amenity that is consistent with the remainder of the West Melton Township and the existing developing areas of the Wilfield subdivision.

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

There are no existing activities with which the development is anticipated to be incompatible, noting that the chicken farm located on the Plan Change site is no longer in operation.





- *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 B3.4.39**

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

## **Township Volume: Chapter B1 Natural Resources**

**Objective B1.1.2**

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

**Policy B1.1.8**

*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.*

**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.*

The Plan Change area is understood to encompass some areas of versatile soils towards the south of the site<sup>2</sup>. The proposal is not understood to create a shortage of land or soil resources and the area of versatile soils to be removed from productive use is not large relative to the wider availability of versatile soils in the District.

The development of the site will not adversely affect any water resources, sites of sensitive cultural value, ecological values or access to rivers or streams.

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

<sup>2</sup> Selwyn District Council Baseline Assessment – Versatile Soils (DW015), undated.



*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.*

52. Overall, it is considered that the proposed Plan Change is generally consistent with the objectives and policies of the Selwyn District Plan, particularly those seeking to provide pleasant living environments with high amenity. The proposal is not consistent with Objective B4.3.3 and Policy 4.3.1 which seek to ensure that new development is contained within the Regional Policy Statement priority areas, however the National Policy Statement on Urban Development resolves that policy tension, as discussed below. Overall, it is considered that the resultant character, amenity and environmental effects of the proposal are consistent with those sought in the District Plan for West Melton. Given this, it is considered that the proposal is an appropriate means of achieving the outcomes sought by the objectives and policies of the District Plan.

## Assessment of Efficiency and Effectiveness of the Plan Change

53. In assessing the firstly the benefits and costs of the Plan Change, three options have been considered:
- Leave the area zoned Rural
  - Rezone the entire site to Living WM South Zone
  - Apply for resource consent for subdivision and development under the current zoning.
54. The following is an assessment of these options. It should be noted that option 2 is premised on Plan Change 59 being adopted in more or less its current form, into the Selwyn District Plan. If Plan Change 59 is rejected, additional costs would be added to Option 2, notably including costs associated with a disjointed urban form, that would make Option 2 both inefficient and ineffective, with costs outweighing the benefits of the proposal.

### Benefits and Costs of Option 1 – Leave the area zoned Rural

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"><li>• Maintains the existing character and amenity of the area.</li></ul>	<ul style="list-style-type: none"><li>• Does not meet market demand for residential sites in West Melton.</li></ul>



<ul style="list-style-type: none"> <li>• No time or costs arising from a plan change process.</li> <li>• No additional demands on infrastructure.</li> <li>• No effects on versatile soil resources.</li> </ul>	
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#### Benefits and Costs of Option 2 – Rezone the site to Living WM South (the proposal)

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> <li>• Increasing the availability of allotments within West Melton township.</li> <li>• Economic benefit to Council from larger rating base through additional properties being added upon subdivision.</li> <li>• Economic benefit to the landowner from development of the property.</li> <li>• Provision of high quality residential amenity for future residents.</li> <li>• Additional supply of housing will assist in avoiding price rises resulting from otherwise suppressed housing supply.</li> </ul>	<ul style="list-style-type: none"> <li>• Change in character and amenity of the site from rural to urban.</li> <li>• Increase in traffic generated in and around West Melton township.</li> <li>• Additional infrastructure capacity required, to be provided at developer's cost.</li> <li>• Loss of low productivity rural land.</li> </ul>

#### Benefits and Costs of Option 3 – Apply for resource consents to achieve increased density

Benefits/Advantages	Costs/Disadvantages
<ul style="list-style-type: none"> <li>• Council has the ability to more fully assess the proposal, in light of more detailed information required as part of a subdivision consent application.</li> <li>• Council has the ability to place stricter controls on the development</li> </ul>	<ul style="list-style-type: none"> <li>• Existing and future purchasers would need to obtain consent if they were to alter uses beyond what is permitted in the District Plan or already consented.</li> </ul>



<p>through consent conditions than may be possible through a plan change.</p> <ul style="list-style-type: none"> <li>• If granted, would allow for a greater number of allotments, with associated efficiency of land development.</li> </ul>	<ul style="list-style-type: none"> <li>• Restricted timeframe in which land has to be developed and houses built, leading to potential economic costs for landowner/developer.</li> <li>• Less flexibility in being able to develop the land.</li> <li>• Possibly higher costs to develop land through the placing of tighter controls on the development by way of strict conditions on a consent.</li> <li>• High difficulty of obtaining resource for non-complying status subdivisions.</li> <li>• Change in character and amenity of the site from rural to urban.</li> <li>• Increase in traffic generated in and around West Melton township.</li> <li>• Additional infrastructure capacity required, to be provided at developer's cost.</li> <li>• Loss of low productivity rural land.</li> </ul>
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55. The above assessment indicates that the costs of option 3 outweighs the benefits. Numerically the benefits of option 1 outweigh the costs, however the lost opportunity to provide for additional residential housing capacity carries considerable weight. Option 2, the proposal, has benefits that outweigh the costs.

## Effectiveness

56. Beyond the rezoning of the subject land, no new provisions are proposed by the Plan Change. Rather, it is intended that existing Living WM Zone provisions apply to the new zone, inclusive of amendments proposed under Plan Change 59. New provisions are restricted to the introduction of an amended Outline Development Plan for the site in generally the same format as the existing Outline Development Plan for the Plan Change area.
57. Option 2 is considered to be the most effective means of achieving the objective of the proposal, being to provide for a residential zoning of the site.



## Efficiency

58. In considering efficiency, it is necessary to refer again to the cost/benefits of the three options outlined in the tables above. These assessments indicated that for Options 1 and 2, the benefits are greater as compared to the alternative option of obtaining resource consents, which had costs or disadvantages outweighing benefits. While Option 1 has benefits outweighing the costs, it is an inefficient (and highly ineffective) means of achieving residential zoning across the site, though it would continue to achieve the objectives of the District Plan. Taking into account the costs and benefits, Option 2, rezoning the Plan Change area, is considered to be the most efficient means of achieving the objectives of the proposal. The proposed provisions, encapsulating minimal changes to the District Plan, while maintaining a lower density of development than the Living 1 Zone, is also considered to be the most efficient means of achieving the objective of the Plan Change proposal.

## Risks of Acting or Not Acting

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

## Overall Assessment

60. Based on the above assessment, it is concluded that the Proposed Plan Change is the more appropriate method for achieving the objective of the proposal than the alternatives also considered above.
61. It is concluded that the economic, social and environmental benefits of the Proposed Plan Change outweigh the potential costs. On this basis, the proposed rezoning is considered to be an appropriate, efficient and effective means of achieving the purpose of the Resource Management Act.

## Statutory Framework

### Sections 74 & 75 of the RMA

62. Section 74 of the RMA prescribes that the District Council must prepare and change a district plan in accordance with its functions under s31 and the provisions of Part 2.
63. The District Council must also have regard to an evaluation report prepared in accordance with s32.
64. Section 74(2) requires the District Council to also have regard to proposed regional plans, management plans, the Historic Places Register, regulations or the Plans of adjoining territorial authorities to the extent that these may be relevant.



65. It is noted that the proposal does not involve any cross territorial issues, any matters of historical reference or matters addressed by management plans or strategies prepared under other Acts. With respect to Regional Plans, these are identified and addressed further below.
66. Section 74(2A) also requires the Council to take into account relevant planning documents recognised by an iwi authority, to the extent that its content has a bearing on resource management issues.

### **Section 31 – Functions of Council**

67. Any plan change must assist the Council to carry out its functions so as to achieve the purpose of the Act. The functions of a territorial authority are set out in s31 of the Act and include:
- establishing, implementing and reviewing objectives, policies, and methods to achieve integrated management of the effects of the use and development of land; and
  - controlling actual or potential effects of the use and development of land.
68. The requested plan change accords with these stated functions. The proposal provides for the use and development of land for residential activities as an extension of the existing residential zone to the north, with only such amendments as are necessary to recognise the site, the proposed ODP. The proposed ODP provides the methods for Council to manage potential effects of this activity and demonstrates an integrated management approach.

### **Section 75 – Contents of District Plans**

69. Section 75 requires a District Plan to state objectives for the District, policies to implement the objectives and rules to then implement the policies.
70. The proposal does not introduce any new, or alter any existing, objectives or policies.
71. Section 75 requires a District Plan to not be inconsistent with Regional Plans. These are identified and discussed in paragraphs further below.
72. Section 75(3)(a), (b) and (c) also requires a District Plan to give effect to any National Policy Statement, the New Zealand Coastal Policy Statement and the Regional Policy Statement. These are discussed as follows:

### **National Policy Statements (NPS) and New Zealand Coastal Policy Statement**

73. The Selwyn District Plan is required under Section 74(1)(ea) of the Resource Management Act to prepare or change its district plan in accordance with National Policy Statements (NPS), and the New Zealand Coastal Policy Statement.



74. The New Zealand Coastal Policy Statement is not relevant to the site, given the large distance between the site and the coastal environment.
75. With regard to the NPS for Renewable Electricity Generation 2011, the proposal does not involve nor is it located in the proximity of a renewable electricity generation activity. Similarly, the Plan Change site is not located in close proximity to any main electricity transmission lines nor is there a substation within the site, meaning the NPS for Electricity Transmission 2008 is not relevant. Stormwater and waste water discharges will be dealt with at a future consenting stage, however no practices or effects are anticipated that would be inconsistent with the NPS for Freshwater Management 2020.
76. Noting the above, the National Policy Statement for Urban Development 2020 (NPS-ND) which took effect on 20 August 2020 is of principal relevance to this plan change.
77. The objectives and policies of that NPS:
- seek a well-functioning urban environment (Objective 1), as defined by Policy 1;
  - recognise that urban environments, including their amenity values, develop and change over time (Objective 4);
  - state that local authority decisions on urban development area integrated with infrastructure planning and funding decisions and strategic over the medium term and long term and responsive, particularly in relation to proposal that would supply significant development capacity (Objective 6).
  - state that planning decisions must contribute to well-functioning urban environments (Policy 1). Policy 1 defines a well-functioning urban environment as an urban environment that, among other matters less relevant to this application, provides for good accessibility for all people between housing, jobs, community services, natural spaces, and open space.
  - state that 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 2).
  - state that when making planning decisions that affect urban environments, decision-makers have particular regard to matters including: that the planned urban built form in those RMA planning documents that have given effect to this NPS may involve significant changes in an area, including detracting from amenity values appreciated by some people but improve amenity values appreciated by other people, communities and future generations (Policy 6);
  - state in relation to car parking, territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks (Policy 11).
78. With regard to the term urban environment, the NPS-UD defines an 'urban environment' as being an area of land that is or is intended to be predominantly urban in character; and is or is intended to be part of a housing and labour market of at least 10,000 people. The West Melton population is in itself considerably less than 10,000 people currently.





Discussions with Selwyn District Council planners<sup>3</sup> have however indicated that West Melton is considered to be part of the Greater Christchurch urban area, and therefore part of the “urban environment”. In support of that, Mr Rhodes has confirmed that under the National Policy Statement for Urban Development Capacity (now superseded by NPS-UD) and in the development of the Capacity Assessments and the Future Development Strategy (Our Space), the Greater Christchurch Partnership took the view that the Greater Christchurch area would be the ‘urban environment’ as a whole to ensure the work and the responses the NPS-UDC were co-ordinated. Given that urban environment is defined in the NPS-UD as meaning any area of land (*regardless of size, and irrespective of local authority or statistical boundaries*), the continuing definition of urban environment as encompassing all of Greater Christchurch is considered to be appropriate.

79. The proposed Plan Change is generally consistent with the objectives and policies of the NPS-UD, noting that the proposal will retain a relatively compact urban shape and well functioning urban environment, with an extension of an existing zone into an area. The site is able to be serviced adequately and will allow for both land use and transport efficiencies.
80. Policy 8 of the NPS-UD is particularly notable for the proposed Plan Change. That policy states:

*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.*

81. The proposed development is largely unanticipated by the Selwyn District Plan and RPS. The proposed Plan Change is however considered to add significantly to development capacity. As stated above, it will contribute to a well-functioning urban environment. In regard development capacity, the contribution will be significant for the following reasons:
- i. West Melton township currently contains 763 titled allotments. The applicant estimates that based on “permitted” infill development, a further 13 residential allotments could be created, providing a total of 776 residential allotments. The proposed Plan Change area is anticipated to have capacity for an additional 131 allotments, based on the density provided by the rule amendments proposed under Plan Change 59. This represents a 17% growth in residential capacity within West Melton, and a significant improvement on the current growth capacity within the township.
  - ii. If Plan Change 59 and this Plan Change application are considered together as a single Living West Melton South Zone, the increased residential dwelling capacity within West Melton is 26%.
  - iii. The potential growth of capacity within West Melton is therefore considered to be significant, and particularly in the context of the existing market constraints for new sections/dwellings.

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<sup>3</sup> By email, Ben Rhodes, 6 August 2020.



## Canterbury Regional Policy Statement

82. The Selwyn District Plan is required under Section 73(4) of the Resource Management Act to give effect to the Canterbury Regional Policy Statement 2013 (RPS). Section 74(2) of the Act also requires territorial authorities to have regard to any proposed regional policy statement when preparing or changing a district plan.
83. The most relevant objectives and policies of the RPS are those contained in Chapter 6, which were inserted by the Land Use Recovery Plan. Chapter 6 contains the objectives and policies that guide the Recovery and Rebuilding of Greater Christchurch.
84. In regard Objective 6.2.1, the proposal will protect the environmental qualities set out in that objective and provide for a reasonably consolidated and integrated urban form that is able to be fully serviced and integrates, via the proposed ODP and Plan Change 59, with the adjoining residential zone. However, the Plan Change is not located within an identified priority area for urban development within Greater Christchurch. As noted above, NPS-UD Policy 8 provides for inconsistency with this requirement.
85. The site is not located in a sensitive landscape, nor will any sensitive indigenous vegetation be affected. Water quality can be maintained at the time of detailed design through engineering solutions and regional plan/discharge consent requirements. The proposal will have some effect on rural character and amenity, though the landscape and visual assessment attached in Appendix C confirms that effect will be minimised.
86. With regard to transport objectives and policies, the Plan Change site is well located relative to the roading network, with provision for pedestrian and cycle connections to the wider township. Although the Plan Change will provide for an extension of the township to the south, the site will not result in long travel distances to the township, noting that facilities such as the town's domain are relatively close the Plan Change site. The attached Transport Assessment has confirmed the suitability of the adjoining road network for the vehicle movements anticipated and an integrated transport assessment has been undertaken in support of the proposal.
87. Overall, the development is considered to be inconsistent with those provisions of the Regional Policy Statement that require new residential zones to be located within identified greenfield priority areas, but otherwise generally consistent with the Regional Policy Statement.

## Mahaanui – Iwi Management Plan 2013

88. The Mahaanui Iwi Management Plan (IMP) sets out Ngāi Tahu's objectives, issues and policies for natural resource and environmental management within the area bounded by the Hurunui River in the north and the Ashburton River in the south. Under Section 74(2A) of the Resource Management Act, a territorial authority must take into account any such plan to the extent that it has a bearing on the resource management issues of the district. The IMP is primarily a tool for the Rūnanga in the area it covers; the plan also provides guidance to territorial authorities and others. The IMP sets out the broad issues as well as the specifics for particular areas. These matters are considered below, as they are relevant to this proposed Plan Change. It is noted that the IMP does not identify any specific cultural



values associated with the subject land that might be adversely impacted by its development.

#### *Ranginui*

89. The relevant matters identified in IMP are discharges to air and the protection of night time darkness. The proposed Plan Change does not contain controls on these matters. The main discharge to air that could occur through this proposal is the establishment of log burners or similar within individual houses, as well as discharges of dust to air during the development of the site. Such discharges are controlled by Environment Canterbury through the Regional Air Plan. All of the Plan Change area is subject to existing District Plan controls over night time lighting, to protect the West Melton Observatory. Those controls will assist in minimising light pollution.

#### *Wai Māori*

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

#### *Papatūānuku*

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

#### *Tāne Mahuta*

92. This section addresses the significance of indigenous biodiversity and mahinga kai to Rūnanga. The application site is not located in a known mahinga kai area. The subject land has been used for farming purposes for many years, including intensive chicken farming. There are no notable indigenous plantings within the site. The proposed Plan Change does not have specific planting requirements, other than the establishment of a screening row of trees adjacent the south eastern boundary with the Rural zone. It is anticipated that over time, as the area is developed for residential use, that further plantings, both exotic and native, will occur.



#### *Ngā tūtohu whenua*

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

#### *Te Waihora*

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

#### *Summary*

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

## **Part II of the Resource Management Act 1991**

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