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HAVE YOUR SAY

The Council believes that a well-structured consultation process is a key part of improved decision making, which enhances the democratic process.

You can provide your comments on the draft Plan Change by completing the form on the previous pages, or you can download the form from our website—visit www.selwyn.govt.nz

We need to receive your response by
5:00pm Friday 12th June 2009

If you require any further information on the plan change please contact Council's Policy Planning Team
(03) 347 2800

Draft Plan Change 7

Growth of Townships, Urban Development and Implementation of the Lincoln Structure Plan

A Draft Plan Change to the District Plan to provide for the strategic growth of townships and to introduce new subdivision and urban design provisions



Selwyn District Council continues to be one of the fastest growing districts in New Zealand. As part of managing on going growth, the Council seeks to take a more directive role in determining the form and location of future urban growth. As a community we need to ensure that we manage current and future growth pressures effectively—now and in the future.

This Plan Change seeks to provide a strategic framework for managing growth in the Selwyn District and to provide an urban design vision for the development of the Lincoln Township.

By providing a community-led strategic approach to the expansion of urban development, the District can accommodate growth in a way that minimises the effect on our local environment and supports our sustainable development goals.

WE WANT TO HEAR FROM YOU

This booklet summarises the Draft Plan Change 7 to the Selwyn District Plan. More detailed information, including the exact wording of the proposed changes can be found at www.selwyn.govt.nz.

We welcome and value input from the people of the Selwyn District so we can adequately reflect your views in our decision making. If you have not yet had your say, or you have further comments to make, now is your chance.

Consultation on the Plan Change will be a two stage process. The Plan Change is currently in draft form and as such we are seeking comments on the proposal. After these comments have been integrated into the Plan Change, the next step will be formal notification in which we will seek submissions.

Consultation on the draft changes to the District Plan close on **12 June 2009**. Information on how you can have your say can be found on page 11.

[illegible]

Signature of person making the response or person authorised to sign on behalf of person making the response:

.....Date:

If you have used extra sheets for this response please attach item to this form and indicate this below:

- ☐ Yes, I have attached extra sheets
- ☐ No, I have not attached extra sheets

Thank you for taking the time to provide a response



PROPOSED CHANGES TO THE DISTRICT PLAN

THE SELWYN DISTRICT PLAN

The Selwyn District Plan is a document produced by Council (as required by the Resource Management Act 1991) to ensure the sustainable management of the natural and physical resources of the Selwyn District.

It contains rules that may affect you if you are making a development or land use proposal. Any changes to the plan are made after consultation with the local community.

A full copy of the District Plan can be viewed at Council offices, district libraries, service centres and on the Council's website (www.selwyn.govt.nz).



PLAN CHANGE 7

Proposed Plan Change 7 introduces substantial amendments to the Selwyn District Plan, particularly the Township Volume.

In particular, it seeks to provide for the strategic residential growth around townships within the Greater Christchurch Area, including Rolleston, Lincoln, Prebbleton and West Melton, with particular emphasis on Lincoln as a result of the recently adopted Lincoln Structure Plan. In addition, District-wide and Township specific provisions are proposed within the subdivision section along with provisions relating to medium density housing to support the consolidation of townships while achieving good urban design outcomes.

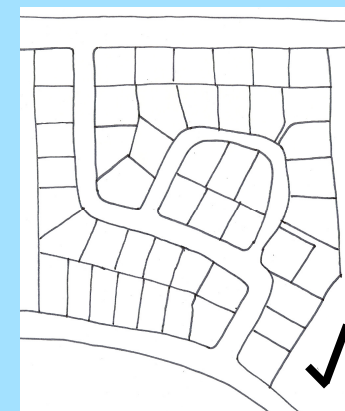
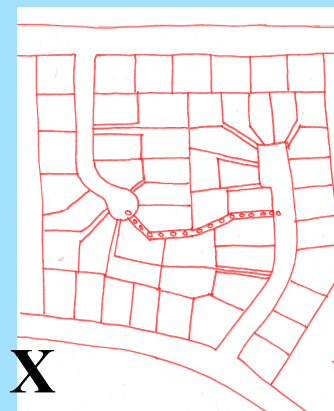
These changes will ensure that the future development of Lincoln and other townships will result in compact townships, with high amenity values, provide housing choice, walkable communities and support public transportation services.

SUBDIVISION DESIGN

The "Design Guide for Residential Subdivisions in the Living Zones", which will sit outside the District Plan, has been prepared to provide guidance of the principles and design criteria to achieve good urban design outcomes in new residential subdivisions. The primary outcomes identified in the design guide include:

- Good connectivity;
- Variable and innovative design layout;
- Strong connections between houses and the street; and
- Reducing rear lots serviced by individual driveways

The Plan Change seeks to introduce new district wide objectives to place emphasis on innovation and quality of subdivision design; policies to set out how improved design in subdivision can be achieved e.g. ensure strong connections between allotments and the street; and design criteria into subdivision assessment matters to assess whether the subdivision achieves a suitable design outcome.



MEDIUM DENSITY HOUSING



To meet the UDS growth management strategy targets in a sustainable and integrated way, new approaches to residential development in the townships of the District are required. In order to meet the 10 households per hectare target identified in Plan Change 1 of the Regional Policy Statement, it may be necessary for developments to include areas of medium density of at least 15 households per hectare.

Further, the development of medium density housing will provide for a range of housing sizes and types to cater for the housing needs of people in the community whose housing needs may not be met by conventional housing types.

Successful medium density developments will need to provide a high quality, well designed living environment with open spaces and good transport connections and are designed to be compatible with the open and spacious amenity of the existing townships.

The "Medium Density Housing Design Guide", which will sit outside the District Plan, has been developed to encourage best practice design in the intensification of specified areas around existing townships in the Selwyn District. The key principles of the design guide have been integrated into the objectives, policies, rules and assessment matters of the Plan through this Draft Plan Change.

THE LINCOLN STRUCTURE PLAN

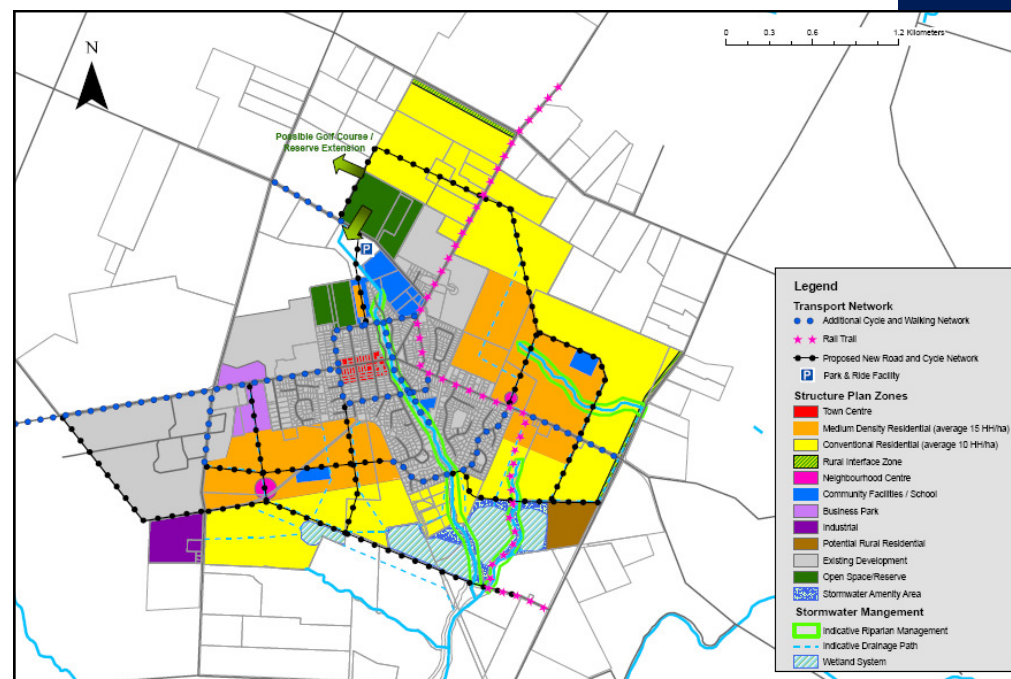
The purpose of the Lincoln Structure Plan (LSP) is to outline an integrated urban design framework for the future development of Lincoln Township. The LSP has been formulated to prevent the continuous residential encroachment onto rural land to preserve the rural, open space character of Lincoln and to protect the environment and natural drainage systems.

The LSP provides a framework to guide development. The ultimate form of future developments will be guided by the concepts and approach of the structure plan.

The Lincoln Structure Plan identifies the location of future urban growth, including the provision of:

- Community facilities;
- Business areas;
- Low density residential areas;
- Medium density residential areas;
- Transportation networks; and
- Stormwater management areas

The purpose of PC7 is to give effect to parts of the LSP to provide greater clarity and direction of the intended mechanisms to enable and guide development in the growth areas of the Lincoln Township.



Source: Lincoln Structure Plan, 2008 Selwyn District Council

APPLYING THE STRATEGIC DEVELOPMENT APPROACH IN SELWYN DISTRICT

THE MARKET-LED APPROACH

The existing District Plan functions on the basis of a “private plan change” or “market-led” approach. The growth strategy for the District is reliant on developer initiated private plan changes to determine areas of development. This approach has enabled Council to assess the suitability of each private plan change request on a case by case basis, therefore providing the same development opportunities to land owners.

The result of this approach is that private plan changes have been formulated in a piecemeal fashion and without an overarching strategic direction, resulting in poorly integrated residential developments and an inefficient provision of servicing and transport infrastructure in townships throughout the District.

THE STRATEGIC DEVELOPMENT APPROACH

The Plan Change seeks to make changes to how development is provided for by implementing a strategic and community-led approach to the development of the District. The purpose of the strategic development approach is to establish a clear picture of the rate and scale of development.

The broad principles of the Strategic Development Approach are:

- Consolidated, sustainable and coordinated developments;
- Staged provision of integrated infrastructure; and
- Promote the effective use of land that is appropriate for urban development.

This approach will ensure that any residential or business development will be assessed against a policy framework specific to each township, together with the broader objectives and policies of the Plan relating to the overall strategic provision of high quality environments and infrastructure.



OUTLINE DEVELOPMENT PLANS

The proposed changes to the District Plan relating to the implementation of a strategic approach to managing urban development and Outline Development Plans (ODPs) are summarised as follows:

- Amending and introducing new objectives and policies to support a strategic approach to urban development within the Greater Christchurch area;
- Introducing a requirement to prepare an ODP for all new subdivision within those areas identified on Planning Maps;
- Splitting the Lincoln growth areas into five ‘blocks’, each requiring a separate ODP;
- Provide new district wide policies to set out where ODPs are required, what they are required to provide for and include;
- Provide Lincoln specific policies to identify the specific criteria that are applicable to each of the Lincoln ODP areas;
- Provide new district wide policies to determine when each of the township growth stages may be implemented and when zoning deferments can be lifted.
- Insert a subdivision rule in both the Rural and Township Volumes to ensure that any land within an area identified as requiring an ODP cannot be subdivided until an ODP is prepared and inserted into the District Plan.
- Rezone all existing living and rural zoned land with ODP areas 1-4 to a new zone (Living Z deferred), including associated minimum average allotment sizes and site coverage requirements.
- Rezone land within ODP area 5 to Business 2 for future industrial purposes.

