

Appendix 13:

Assessment against Operative and Proposed Selwyn District Plan Objectives and Policies

The following assessment of the proposed Plan Change focuses on those objectives and policies of most relevance to the plan change.

Table 1: Relevant Objectives and Policies in the Operative Selwyn District Plan

Selwyn District Plan – Townships Volume	
Chapter B1 – Natural Resources	Assessment
<p>Objective B1.1.2</p> <p>New residential or business activities do not create shortages of land or soil resources for other activities in the future.</p>	<p>The proposed Plan Change will enable the conversion of approximately 53 ha of rural land that primarily contains rural lifestyle blocks (2-8 ha size range) with a common domestic curtilage around larger individual dwellings including auxiliary buildings such as stand-alone garages, sheds and other structures associated with rural living.</p> <p>The Site also features a major horse training enterprise and, several bare paddocks used for grazing.</p> <p>This is marginal loss of rural productive land for a future residential land use signalled in the Rolleston Structure Plan for part of the Site.</p> <p>The majority of the Site is LUC (Land Use Capability) 2.</p>
<p>Policy B1.1.3</p> <p>Avoid adverse effects on people's health or well-being from exposure to contaminated soil.</p>	<p>Two PSI Reports by Malloch Environmental confirmed that for the northern portion of the Site <i>There is no evidence of Hazardous Activities and Industries List (HAIL) activities or industries having occurred on the subject site, now or in the past. The subject site is considered suitable for residential use with no further investigations required.</i></p> <p>It identified on the southern block near Nobeline Lane <i>a risk area within Lot 3 DP 67190 and Lot 7 DP 483709 of the subject site. There is a risk of contamination by heavy metals and petroleum hydrocarbons...</i></p> <p>but it was uncertain what effects, if any, there have been on the Site's soils. It recommended a targeted site Investigation (DSI) to assess site soils to determine environmental effects, or otherwise.</p>

<p>Policy B1.1.8</p> <p>Avoid rezoning land which contains versatile soils for new residential or business development if:</p> <ol style="list-style-type: none"> 1) The land is appropriate for other activities; and 2) There are other areas adjoining the township which are appropriate for new residential or business development which do not contain versatile soils. 	<p>The southern block is shown in the Rolleston Structure Plan as an area for future urban development. Consideration of the Policy would have occurred as part of Plan preparation.</p> <p>The majority of the Site has versatile soils (classed as LUC 2 soils) but that is spread across a number of lots in different ownerships.</p> <p>As such the area of versatile soils fragmented and the individual parcels are not in themselves a significant resource for highly productive land uses.</p> <p>Continued farming use of the blocks is compromised by reverse sensitivity issues with surrounding encroaching residential development. This has become a very serious issue for the All Stars horse training establishment which means its continued operation here is no longer viable.</p>
<p>Objective B1.2.1</p> <p>Expansion of townships in Selwyn District maintains and enhances the quality of ground or surface water resources.</p>	<p>There will not be an adverse impact on the quality of ground or surface water.</p> <p>There are no waterways within the Site.</p> <p>A Servicing Report by Paterson Pitts sets out the soil and geology characteristics of the Site and the feasibility of stormwater management options. The use of disposal to ground has been confirmed as appropriate by the Council Assets staff.</p> <p>An ECan discharge consent will be required.</p>
<p>Policy B1.2.2</p> <p>Ensure land rezoned to a Living or Business zone can be serviced with a water supply and effluent and stormwater disposal without adversely affecting ground water or surface waterbodies.</p>	<p>A Servicing Report by Paterson Pitts confirms servicing proposals for roads, wastewater, water supply, and stormwater. These have been determined through discussions with Council Assets staff.</p> <p>A detailed ITA assessment for traffic (Novus Group) supports the Servicing Report.</p> <p>Full urban reticulation of sewage and water will manage effects on ground and off-site surface waterbodies.</p>
<p>Policy B1.2.3</p> <p>Require the water supply to any allotments or building in any township and the Living 3 Zone to comply with the current New Zealand Drinking</p>	<p>The Servicing Report confirms water is available by connecting in to the Council's water main</p>

<p>Water Standards and to be reticulated in all, except for sites in the existing Living 1 Zone in Doyleston.</p>	<p>supply network with upgrades proposed for Levi and Lincoln Rolleston Roads mains.</p>
<p>Chapter B2 – Physical Resources</p>	
<p>Objective B2.1.1</p> <p>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.</p>	<p>An Integrated Transport Assessment by Novus Group shows how the development of the Site will not undermine the safe and efficient operation of the District's roads and pathways. The proposed ODP shows a preferred roading layout including linkages, points of connection to the existing roads, and indicative internal access and roading.</p> <p>Internal access and roading within the Site will be developed in accordance with relevant traffic standards, as will local traffic-related upgrades (and be confirmed through the subdivision consent process). This will ensure good connectivity to Rolleston by Broadlands and Brathwaite Drives, and to the proposed District Park.</p> <p>Specific recommendations are made about the intersection upgrade for Levi/Lincoln Rolleston/Lowes/Masefield's.</p>
<p>Objective B2.1.2</p> <p>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.</p>	<p>The Urban Design Statement and ITA discuss how integration of the development in to the existing road network will be achieved, and the effects of doing so.</p> <p>There are two primary access points from Lincoln Rolleston Road, and further access points off the three surrounding roads into the 53 ha site shown on the ODP. Future connections are provided to the proposed District Park, and eastwards through the southern block.</p> <p>SDC staff have been consulted on the draft Plan Change including ODP, and have not raised any concerns regarding traffic effects of the proposal on the local transport network.</p>
<p>Policy B2.1.1</p> <p>Apply a road hierarchy classification in Selwyn District to recognise the different functions and roles of the District's roads.</p>	<p>The Site adjoins existing urban development to the west and north, and makes transport connections to these developments, and to the proposed District Park to the east thus promoting an efficient and consolidated land use pattern.</p> <p>The internal roads are consistent with the existing road hierarchy.</p>

	The ODP identifies several indicative access points to/from the Site, which will provide a direct and safe pedestrian and cycle route into Rolleston and the cycleway on Lincoln Rolleston Road. The ODP shows primary and secondary roads within the proposed development area, including potential linkages to the east to futureproof for further urban development.
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.	See above assessment
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: <ul style="list-style-type: none"> the number and type of vehicle movements generated by the activity; the road classification and function; and any pedestrian, cycle, public transport or other access required by the activity. 	All sites, allotments or properties have legal access to a legal road which will be formed to the standard necessary to meet the needs of the activity at the subdivision stage.
Policy B2.1.5 Ensure the development of new roads is: <ol style="list-style-type: none"> integrated with existing and future transport networks and landuses; and designed and located to maximize permeability and accessibility; through achieving a high level of connectivity within and through new developments to encourage use of public and active transport; whilst having regard to the road hierarchy. 	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.
Policy B2.1.9 Ensure buildings are set back a sufficient distance from road boundaries to maintain good visibility for all road users including motorists, cyclists and pedestrians, and to allow safe access and egress and to mitigate reverse sensitivity effects on land adjoining the State Highway.	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.
Policy B2.1.11 Ensure roads are designed, constructed, maintained and upgraded to an appropriate standard to carry the volume and types of traffic safely and efficiently.	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.
Policy B2.1.12	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives

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.	B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.
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.	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.
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.	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15. The Urban Design Statement explains the importance of, and provision for, connecting the Site to existing roads and is conveniently located to the town centre, being easily accessed on foot or by cyclists. The ODP makes provision for linkages to land adjoining to the east in the event that future urban development happens in that direction.
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.	The proposed Plan Change is in accordance with Policy B.2.2.1 as the Servicing Report confirms that the development can be serviced by utilities: sewerage, water, power, telecoms, streetlighting, stormwater.
Policy B2.2.2 Ensure activities have access to the utilities they require at the boundary prior to any new allotment being sold; or prior to any new activity taking place on an existing allotment.	This will be ensured through the subdivision consent process.
Policy B2.2.3 Encourage the "market" to determine the efficient use of utilities.	The proposal is to connect to Council utilities.
Objective B2.3.1 Residents have access to adequate community facilities.	The Site is conveniently position to "square up" the town and provide ease of access to community facilities including the Rolleston community facility hub and schools to the west, the town centre to the north west, and the proposed District Park to the east. The town centre is about 750m from the Site at Levi Road, and about 2 km from Nobeline Lane.
Objective B2.3.2	There are no community facilities proposed within the Site.

Community facilities do not adversely affect residential amenity values or other parts of the environment.	
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 Council has proposals to develop a District Park on the eastern boundary of the Site. The ODP shows provision for two reserves within the Site. The Main access roads will be configured to provide a wide road to support cycling/walking options.
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 Council kerbside rubbish collection presently is provided to all urban areas adjoining the Site.
Chapter B3 – People’s Health, Safety and Values.	
Natural Hazards Objective B3.1.1 Ensure activities do not lead to or intensify the effects of natural hazards. 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.	<p>The Site is not identified in the SDP as being at risk from natural hazards. The Selwyn District Plan flood maps show channelised flow through parts of the Site in a 1 in 200 year return flood event. All dwelling floor levels will be raised above this level. The Flooding Assessment concludes that</p> <p><i>...flood and storm waters can be appropriately managed by</i></p> <ul style="list-style-type: none"> a) <i>Any future subdivision being designed to current SDC standards with the intention for stormwater to be discharged to ground.</i> b) <i>The roading network becoming the secondary flow path for flood waters to drain away from the site and re-join the natural overland flow paths.</i> <p>The Landtech Geotechnical Investigation Report concludes that:</p> <p><i>Due to the low risk of liquefaction at the subdivision we have classified the investigation site as TC1.</i></p> <p>This achieves the direction of Policy B3.1.2.</p>
Quality of the Environment 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.	<p>The proposal is seeking to provide a high quality urban environment that, by adopting existing SDP standards and zones will</p> <ul style="list-style-type: none"> • minimise reverse sensitivity effects, • provide a compact form to Rolleston • provide a choice of living environments on the 53 ha site (standard residential, some medium density lots and

<p>Objective B3.4.3 “Reverse sensitivity” effects between activities are avoided.</p> <p>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.</p> <p>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.</p> <p>Objective B3.4.6 Within the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement, to provide for rural residential development only in the locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014.</p> <p>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.</p> <p>Policy B3.4.2 To provide for any activity to locate in a zone provided it has effects which are compatible with the character, quality of the environment and amenity values of that zone.</p> <p>Policy B3.4.3 To provide Living zones which:</p> <ul style="list-style-type: none"> • 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 	<p>retirement village) and potentially rural lots under the CIAL noise contour until that planning control is removed.</p> <ul style="list-style-type: none"> • ensure that in an amenity sense the distinct character and quality of environment of Rolleston will be continued through proposals to retain the established, significant landscaping around established dwellings on the Site • provide high levels of connectivity to existing roads and town centre • meet the policy intent of Policy B3.4.3 <p>The medium density areas will be spread through the Site according to urban design criteria in the Urban Design Statement such as near to reserves, which provide an open space setting for the higher density development.</p> <p>The LZ standards for the Site combined with the Operative District Plan provisions for medium density development, will enable a minimum of 12 households per ha. This reflects the need to facilitate a development with more opportunity for more affordable smaller sites, and ‘foreshadows’ the requirement of the Proposed SDP, for a minimum density of 12 hh/ha.</p> <p>The design intentions are well set out in the Urban Design Statement and the fundamental development framework is set by the ODP.</p> <p>A possible subdivision concept has been prepared based on the ODP. There will be less than 20% rear lots. The subdivision layout meets the SDP standard for walkable residential blocks with a maximum perimeter of 800m and maximum of 1000m.</p>
---	--

<p>medium density areas identified in Outline Development Plans;</p> <ul style="list-style-type: none"> • 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 	
<p>Chapter B4 – Growth of Townships</p>	

<p>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.</p> <p>Objective B4.1.2 New residential areas are pleasant places to live and add to the character and amenity values of townships</p> <p>Policy B4.1.1 (a) Provide for a variety of allotment sizes for erecting dwellings in Living 1 Zones, while maintaining average section size similar to that for existing residential areas in townships, except within the Living Z Zone, including any Medium Density area identified in an Outline Development Plan where a higher density of development is anticipated.</p> <p>Policy B4.1.11 Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):</p> <ul style="list-style-type: none"> • Retaining existing trees, bush, or other natural features on sites; and • Landscaping public places. <p>Policy B4.1.13 To ensure that development in Medium Density areas identified in an Outline Development Plan provides a high quality living environment and achieves a good level of urban design, appearance and amenity. Relevant urban design considerations include:</p> <ul style="list-style-type: none"> • That the design of medium density developments is of a high quality, with a good balance of consistency and variety in form, alignment, materials and colour and a sufficient level of architectural detailing; • That residential units provide an open and attractive streetscene through being oriented towards the street or other adjacent public spaces, have low or no front fencing, front facades that are not dominated by garaging but instead have clearly visible pedestrian front entrances and a balanced ratio of glazing to solid walls; 	<p>See above assessment and the Urban Design Statement.</p> <p>For Policy B4.1.11 the new residential areas will be designed to maintain or enhance the aesthetic values of the township noting that to the extent possible, and subject to final subdivision/servicing design, existing trees and plantings on the Site are intended to be retained. The two reserves will be vested in the Council.</p> <p>Policy B4.1.13 will be achieved through the subdivision process and compliance with SDP development and activity standards.</p>
---	--

<ul style="list-style-type: none"> • That opportunities for landscaping and tree planting is provided, commensurate with a medium density living environment; • That opportunity for comprehensive developments are provided, including the ability to erect short terraces or share internal side boundary walls; • That medium density developments make provision for adequate, well located and well designed private outdoor living areas; • That internal amenity is provided for occupants through levels of privacy and access to sunlight appropriate to a medium density living environment; • That the appearance of cramped development is avoided by limiting site coverage and ensuring there is open space between houses, duplexes or blocks of terraces, particularly at first floor level. 	
<p>Policy B4.2.11 Encourage subdivision designs within Outline Development Plan areas to provide for a variety of section sizes that are designed to cater for different housing types.</p>	<p>The Explanation and Reasons states:</p> <p><i>A range of housing types are required to cater to different living requirements and different age groups within Outline Development Plan areas. It is likely that a person's housing needs will change throughout their life and it should be possible for them to meet their needs within the District. Policy B4.2.11 therefore seeks to ensure that new residential areas are designed to provide for housing diversity by creating variety in section sizes and subsequent housing types.</i></p> <p>The proposed rezoning and ODP recognises how the Site can provide for a range of housing typologies to provide for local housing needs, including a range of lot sizes.</p>
<p>Objective B4.3.1 The expansion of townships does not adversely affect:</p> <ul style="list-style-type: none"> • Natural or physical resources; • Other activities; • Amenity values of the township or the rural area; or <p>Sites with special ecological, cultural, heritage or landscape values.</p>	<p>The Site is currently in mature lifestyle blocks. It has no sites of special ecological, cultural, heritage or landscape values.</p> <p>The proposal is seeking to provide a high quality urban environment that, by adopting existing SDP standards and zones, will</p> <ul style="list-style-type: none"> • Contribute to a compact township shape • Support the timely, efficient and integrated provision of infrastructure • Ensure a coordinated and phased development approach through the ODP

<p>Objective B4.3.3</p> <p>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.</p> <p>Objective B4.3.4</p> <p>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.</p> <p>Objective B4.3.5</p> <p>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.</p> <p>Objective B4.3.6</p> <p>Ensure that subdivision and development in Living Z zoned areas achieves an average net density over an Outline Development Plan area of at least ten household units per hectare.</p> <p>Objective B4.3.7</p> <p>Ensure that any rural residential development occurs in general accordance with an operative Outline Development Plan, supports the timely, efficient and integrated provision of infrastructure, provides for the long-term maintenance of rural residential character, and where located in the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement occurs only in the Living 3 Zone and in locations shown in the adopted Selwyn District Council Rural Residential Strategy 2014.</p> <p>Objective B4.3.9</p> <p>Targets for sufficient, feasible development capacity for housing within Greater Christchurch [Inserted in accordance with sections 55(2) and 55(2A) of the Resource Management Act 1991, from the National Policy Statement on Urban Development Capacity 2016]</p> <p>For the period 2018-2048, sufficient, feasible development capacity for housing is enabled in the urban areas of Selwyn District within Greater</p>	<p>and providing linkages to the east for future urban development and the District Park</p> <ul style="list-style-type: none"> • Avoid a zoning pattern that leaves the Site as a barrier to efficient linkages to the proposed District Park • Be controlled through an ODP to provide overall Site co-ordination and integration of development that meets the requirements of Policies B4.3.7 and B4.3.8 <p>The Site is not identified as a greenfield priority area on Map A of Chapter 6 of the RPS. However, the existing residential zoned and greenfield priority areas at Rolleston are inadequate to meet future demand. This Site is ideally located and suited to help meet that shortfall, which must be met under the requirements of the new NPS-UD.</p> <p>The ODP is based on a subdivision concept which achieves a minimum of 12 hh/ha for the LZ zoned area.</p> <p>The existing zoned areas in the Our Space housing capacity assessment (HCA) considered that the Selwyn District Plan existing urban areas and greenfield priority areas (LZ zones) were adequate to meet medium term targets, but extra land was required to meet long term targets. However, it acknowledged the uncertainties with the HCA methodologies and data. They were undertaken in 2018 and are now 2 years out of date.</p> <p>The targets in Table B4.3.9 are in response to the requirements of the NPS-UDC (now replaced by the NPS-UD) which specifies them as minimum targets not maximums. Councils can zone additional land over and above these minimums. This is generally beneficial, with the release of more land creating more competition, and contributing to reduced section and house prices.</p>
--	--

<p>Christchurch in accordance with the CRPS Policy 6.2.1a.</p> <p>Table B4.3.9 - Targets for housing development capacity in the urban areas of Selwyn District within Greater Christchurch, 2018-2048</p> <p>Development capacity to be enabled (number of dwellings): Medium term (2018-2028) 8600 Long term (2028-2040) 8690 Total 30 year period (2018-2040) 17 290</p> <p>Policy B4.3.1 Ensure new residential, rural residential or business development either:</p> <ul style="list-style-type: none"> • Complies with the Plan policies for the Rural Zone; or... • The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within existing zoned land and greenfield priority areas identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan. <p>Policy B4.3.3 Avoid zoning patterns that leave land zoned Rural surrounded on three or more boundaries with land zoned Living or Business.</p> <p>Policy B4.3.6 Encourage townships to expand in a compact shape where practical.</p> <p>Policy B4.3.7 Living Z urban growth areas identified in the District Plan shall not be developed for urban purposes until an operative Outline Development Plan for that area has been included within the District Plan. Each Outline Development Plan shall:</p> <ul style="list-style-type: none"> • Be prepared as a single plan for any identified Outline Development Plan area identified on the Planning Maps and Appendices; • Be prepared in accordance with the matters set out in Policy B4.3.8; • Take account of the Medium Density and Subdivision Design Guides. <p>Policy B4.3.8 Each Outline Development Plan shall include:</p> <ul style="list-style-type: none"> • Principal through roads, connection and integration with the surrounding road 	
---	--

<p>networks, relevant infrastructure services and areas for possible future development;</p> <ul style="list-style-type: none"> • Any land to be set aside for community facilities or schools; • parks and land required for recreation or reserves; • any land to be set aside for business activities; • the distribution of different residential densities; • land required for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths; • land reserved or otherwise set aside from development for environmental or landscape protection or enhancement; and • land reserved or otherwise set aside from development for any other reason, and the reasons for its protection. • Demonstrate how each ODP area will achieve a minimum net density of at least 10 lots or household units per hectare ; • Identify any cultural (including Te Taumutu Rūnanga values), natural, and historic or heritage features and values and show how they are to be enhanced or maintained; • Indicate how required infrastructure will be provided and how it will be funded; • Set out the phasing and co-ordination of subdivision and development in line with the phasing shown on the Planning Maps and Appendices; • Demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area; • Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated; 	
---	--

<ul style="list-style-type: none"> • Show how other potential adverse effects on the environment, the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated; • Include any other information which is relevant to an understanding of the development and its proposed zoning; and • Demonstrate that the design will minimise any reverse sensitivity effects. 	
<p>ROLLESTON Policy B4.3.64 Encourage land located to the east and west of the existing Living and Business zones, being those Living and Business zones that adjoin Springs Road, which is located as close as possible to the existing township centre as the first preferred areas to be rezoned for new residential development at Rolleston, provided sites are available and appropriate for the proposed activity.</p> <p>Policy B4.3.65 Discourage further expansion of Rolleston township north or south of the existing Living zone boundaries adjoining Springs Road.</p>	<p>The Site is opposite the existing LZ zones on the north side of Levi Road and west of Lincoln Rolleston Road.</p> <p>It's location is consistent with the preferred growth direction in Policies B4.3.64 -65.</p>

Summary of assessment against the Operative Selwyn District Plan

1. Overall the proposal to change the Selwyn District Plan from Rural Inner Plains to LZ is consistent with the SDP objectives and policies, and will help achieve the purpose of the RMA.
2. The proposal:
 - a) Is for a 53 ha block and that does not create shortages of land or soil resources for other primary production activities in the future.
 - b) Has taken up an area, only part of which is identified for future urban growth in the strategic growth document Rolleston Structure Plan (2009) due the restrictions imposed by the CIAL airport noise which applied to title boundaries rather than the contour line itself. However, now (in 2020), it is more efficient and appropriate for the land to be used for full urban residential for the full site. It is ideally located and suited to help meet the substantial shortfall in land for housing at Rolleston and provide additional development capacity.
 - c) Has identified the need to supply utilities and to assess the feasibility of such through a servicing assessment.

- d) Can be serviced with a reticulated public water supply, sewerage, telecoms, solid waste, and stormwater management within the Site.
- e) Provides an integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads through the proposed ODP and adoption of existing road hierarchies for roads within the Site.
- f) Achieves a high level of connectivity within the Site to encourage use of public and active transport recognizing the public bus and cycleway routes on Lincoln Rolleston Road, and provision for cycling/walking within Rolleston; whilst having regard to the road hierarchy.
- g) Will ensure residents in the development area and Rolleston have access to Council reserve areas to meet their needs for space for active and passive recreation including provision of two new reserves within the Site.
- h) Is on a Site with no risk from liquefaction, and with some flooding risk which can be readily mitigated, and contains no sites with special ecological, cultural, heritage or landscape values, nor any existing trees, bush, or other natural features that should be retained (but some existing mature planting is proposed to be retained as it has local amenity value). There are no water courses or bodies that need to be incorporated into the new development.
- i) Will require a DSI for land contamination on the southern block before subdivision consent can be determined.
- j) Will contribute to Rolleston township being a pleasant place to live and work in.
- k) Will contribute to the growth of Rolleston township in a compact urban form and provide a variety of living environments and housing choices for residents, including medium density housing typologies together with standard residential.
- l) Will provide a development area that is based on the existing quality of the Rolleston environment, character and amenity values set through adopting existing zoning and its development and activity SDP standards.
- m) Achieves the policy intent of Policy B4.3.8 that each Outline Development Plan should contain a range of measures for the co-ordination and integration of development that will create quality living environments.

Assessment of Proposed District Plan Objectives and Policies

Objective/Policy	Assessment
<p>Strategic Directions Compact and Sustainable Township Network SD-UFD-O1 Urban growth is located only in or around existing townships and in a compact and Sustainable form that aligns with its anticipated role in the Township Network, while responding to the community's needs, natural landforms, cultural values, and physical features.</p>	<p>The Site is on the eastern edge of Rolleston, and provides an urban link to the proposed new Council reserve.</p> <p>It will provide a compact form to the town and responds to the on-going demand for houses and building lots in Rolleston.</p> <p>Rolleston's role will continue as a key activity centre & District Centre for the District.</p> <p>The proposal is consistent with the Objective.</p>
<p>Urban Growth and Development SD-UFD-O2 There is sufficient feasible development capacity to meet anticipated demands for housing and business activities.</p>	<p>The local real estate agents have identified an issue with the on-going supply of housing land at Rolleston and the effect of that on land and house prices. Plan Change 64 also identifies a shortage of land for housing at Rolleston.</p> <p>The development is essential to provide about 660 lots at full development or 12% of Rolleston's housing stock.</p> <p>The proposal helps achieve the Objective.</p>
<p>Integration of Land Use and Infrastructure SD-UFD-O3 Urban growth and development:</p> <ol style="list-style-type: none"> 1. is well-integrated with the efficient provision, including the timing and funding, of infrastructure; and 2. has the ability to manage or respond to the effects of climate change. 	<p>Meetings with Council staff have confirmed servicing proposals for the Site that will draw on available Council utilities.</p> <p>On-site stormwater management will be by disposal to ground as enabled by the prevailing sub-surface geology.</p> <p>This inland site is free of sea level rise and is remote from major river systems from a flooding perspective.</p> <p>The design of the development and its location within walking/cycling distance of the town centre, the park and ride facility, and being on the Lincoln Rolleston Road public bus route provide the basis for minimising effects of climate change (Urban Design Statement)</p> <p>The proposal achieves the Objective.</p>
<p>Energy and Infrastructure EI-O1 Important infrastructure is:</p> <ol style="list-style-type: none"> 1. efficient, effective, and resilient, and 2. provides and distributes essential and secure services as part of local, regional, or national networks, including in emergencies; and 	<p>IMPORTANT INFRASTRUCTURE: <i>Those necessary facilities, services, and installations which are critical or of significance to either New Zealand, Canterbury, or Selwyn.</i></p>

<p>3. integrates with urban development and land uses throughout the district; and</p> <p>4. enables people and communities to provide for their wellbeing.</p> <p>EI-P6 Avoid incompatible activities that may affect the efficient operation, maintenance, repair, upgrading, renewal, or development of important infrastructure and renewable electricity generation unless the activity is located:</p> <ol style="list-style-type: none"> 1. at a distance or in a position that does not adversely affect the important infrastructure or renewable electricity generation activity; and 2. in a position that does not obstruct access to important infrastructure as required for maintenance, upgrading, or emergency purposes 	<p>The Site will be developed, in time, to full urban density serviced by Council reticulated water and sewerage services.</p> <p>Meetings with Council have confirmed that the development can connect in to, and be supported by, those services so they are an integrated part of the development. This enables the Prebbleton community to continue to provide for its well-being.</p> <p>The deferred residential zoning for land currently under the airport noise contours protects the ongoing operations of Christchurch International Airport if and until such time as the contour no longer affects this land.</p>
<p>Transport</p>	<p>These are assessed as part of the ITA</p>
<p>Contaminated land</p> <p>CL-O1 Human health and the environment are not compromised by the use of contaminated land.</p> <p>CL-P1 Require any proposal for subdivision, development, or use of contaminated land or potentially contaminated land to apply a best practice approach to investigate the risks, and either remediate the contamination or manage activities on contaminated land to protect people and the environment.</p> <p>CL-P2 Use and development of remediated contaminated land does not damage or destroy any containment works, unless comparable or better containment is provided.</p>	<p>Two PSI Investigations confirm that there are isolated and small pockets of potential contamination only in the southern block off Nobeline Lane.</p> <p>It recommends a DSI (targeted site investigation) to assess the environmental effects of those hot spots.</p> <p>This will ensure that human health and the environment are protected from harm.</p> <p>The proposal is consistent with the Policy.</p>
<p>Natural Hazards</p> <p>NH-O1 New subdivision, use, and development, other than new important infrastructure and land transport infrastructure:</p> <ol style="list-style-type: none"> 1. is avoided in areas where the risks from natural hazards to people, property and infrastructure are assessed as being unacceptable; and 2. in all other areas, is undertaken in a manner that ensures that the risks of natural hazards to people, property and infrastructure are appropriately mitigated. <p>NH-O3 Methods to mitigate natural hazards do not create or exacerbate adverse effects on other people, property, infrastructure, or the environment.</p> <p>NH-O4 The effects of climate change, and its influence on sea levels and the frequency and severity of natural hazards, are recognised and provided for.</p>	<p>A flood assessment confirms that the Site has no areas of high flood hazard in the Site. It recommends constructing preferential flood flow paths through the Site based on the road network with detailed design at the subdivision stage.</p> <p>The risks of natural hazards to people, property and infrastructure are appropriately mitigated.</p> <p>Climate Change effects are unlikely at an inland site that is remote from the coast and major rivers.</p> <p>The proposal is consistent with the Policy.</p>

<p>NH-P1 Avoid new subdivision, use, or development of land in high hazard areas...</p> <p>NH-P2 Avoid the development or use of land, buildings or structures in high hazard areas for any important infrastructure or land transport infrastructure...</p> <p>NH-P3 Restrict new subdivision, use or development of land in areas outside high hazard areas but known to be vulnerable to a natural hazard, unless any potential risk of loss of life or damage to property is adequately mitigated.</p>	
<p>Flood Hazards</p> <p>NH-P10 In areas within the Plains Flood Management Overlay that are not a high hazard area, provide for any new subdivision, use, and development (other than important infrastructure and land transport infrastructure) only where every new residential unit or principal building has an appropriate floor level above the 200 year Average Return Interval (ARI) design flood level.</p> <p>NH-P12 Manage earthworks undertaken in the Waimakariri Flood Management Overlay and the Plains Flood Management Overlay to ensure that they do not exacerbate flooding on any other property by displacing or diverting floodwater on surrounding land.</p>	<p>The Site is not mapped in the Proposed District Plan as having any significant natural hazards, other than being located within the Flood Plains Management Area.</p> <p>Proposed Rule NHR2 requires a minimum building finished floor level 300mm above a 200 year Average Recurrence Interval (ARI) flood hazard event. All future dwellings will meet this requirement.</p> <p>The proposal is consistent with the Policy.</p>
<p>Geotechnical Hazards</p> <p>NH-P13 Provide for subdivision on flat land where the liquefaction risk has been appropriately identified and assessed, and can be adequately remedied or mitigated.</p>	<p>Geotechnical investigations confirmed the Site is suitable for its intended use.</p> <p><i>Due to the low risk of liquefaction at the subdivision we have classified the investigation site as TC1,</i></p>
<p>Ecosystems and Indigenous biodiversity</p> <p>EIB-01 Indigenous biodiversity within the district is managed through the exercise of kaitiakitanga and stewardship,</p>	<p>There are no ecosystems or indigenous biodiversity mapped in the PSDP, nor evident on the Site.</p>
<p>Natural Features and Landscapes</p> <p>NFL-01 The outstanding natural features and landscapes of Selwyn are protected from inappropriate subdivision, use, and development.</p> <p>NFL-02 The values of the visual amenity landscapes of Selwyn are maintained and, where possible, enhanced.</p>	<p>There are no natural features or landscapes mapped in the PSDP, nor evident on the Site.</p>
<p>Subdivision</p> <p>SUB-01 Subdivision design and layout maintains or enhances the amenity values of the zone.</p>	<p>The Urban Design Statement sets out the design concepts underpinning the design and features of the development and as reflected in DEV-RO 9/ODP Area 5.</p>

<p>SUB-O2 Every site created by subdivision has the characteristics, infrastructure, and facilities appropriate for the intended use of the land.</p> <p>SUB-O3 Site sizes reflect the anticipated development outcomes of the zone.</p> <p>SUB-P1 Avoid the creation of any site that cannot contain a residential unit as a permitted or controlled activity...</p> <p>SUB-P2 Ensure that every site created by subdivision has safe and efficient access for motorists, pedestrians, and cyclists, consistent with that required for the intended use of the site.</p> <p>SUB-P3 Other than infrastructure sites or reserve sites, ensure that every site created by subdivision on which a building may be erected has all of the following features...</p> <p>SUB-P4 Provide for a variety of site sizes within a subdivision, while achieving an average net site size no smaller than that specified for the zone.</p> <p>SUB-P6 Require the subdivision layout to respond to and follow natural and physical features such as the underlying landscape, topography, and established vegetation.</p> <p>SUB-P7 Manage the form of land to be taken for reserves, including having regard to the...</p>	<p>The proposal is to create a high amenity residential area with amenity within streets, and in the reserves within the development, building on the amenity and landscape character of residential land nearby.</p> <p>A range of lots sizes are enabled to create visual variety, housing choice and different price points avoiding a standardised urban form and outlook. Provision for a possible retirement village on the main access road as an extension of Broadlands Drive will add housing and built form variety.</p> <p>A design check confirms all lots can be built on to PSDP standards.</p> <p>Considerable thought is reflected in the DEV plan of the needs for safe and efficient access for motorists, pedestrians, and cyclists and linkages to the town centre, the school and Foster Park and proposed District Reserve adjoining to the east. The ITA confirms that the 660 lots will connect well in to the existing road network and enable walking and cycling.</p> <p>The sites have been checked and will deliver the policy outcomes of SUB-P3.</p> <p>The proposal is consistent with the Policy.</p>
<p>NOISE-O1 The health and wellbeing of people and communities and their amenity values are protected from significant levels of noise.</p> <p>NOISE-O2 Important infrastructure which generates noise is protected from reverse sensitivity effects.</p>	<p>The proposal is for a General Residential development which has no noise generating activities within the Site, nor close by.</p> <p>There is no important infrastructure nearby that requires protection.</p>
<p>NOISE-P3 Protect Christchurch International Airport....</p>	<p>The presence of the CIAL noise contour provides a severe constraint on the logical and orderly development of the Site.</p> <p>DEV-RO 9/ODP Area 5 has been shaped by the contour line with staged design proposals and a deferred residential zone as devices to provide a logic to urban development in the Site pending decisions on the future of the contour.</p>

	Even if the contour does not shift, the development can be built to protect the operations of the airport.
<p>District Wide Matter: Urban Growth</p> <p>UG-01 Urban growth is provided for in a strategic manner that:</p> <ol style="list-style-type: none"> 1. Achieves attractive, pleasant, high quality, and resilient urban environments; 2. Maintains and enhances the amenity values and character anticipated within each residential, kainga nohoanga, or business area; 3. Recognises and protect identified Heritage Sites, Heritage Settings, and Notable Trees; 4. Protects the health and well-being of water bodies, freshwater ecosystems, and receiving environments; 5. Provides for the intensification and redevelopment of existing urban sites; 6. Integrates with existing residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas; 7. Is coordinated with available infrastructure and utilities, including land transport infrastructure; and 8. Enables people and communities, now and future, to provide for their wellbeing, and their health and safety. 	<p>The development is controlled by DEV-RO 9/ODP Area 5 plan which is drawn from the Urban Design Statement that identifies the core concepts to achieve attractive, pleasant, high quality, and resilient urban environments that maintain and enhance the amenity values and character anticipated.</p> <p>Two reserves within the Site and providing linkages to the future Council reserve to the east contribute to the intended character and amenity of the development.</p> <p>There are no on-site water bodies.</p> <p>The ITA and Urban Design Statement show how the development will integrate into the existing built up area of Rolleston to the north and west and reflect off and protect lifestyle blocks to the south of the site.</p> <p>The ITA confirms how the DEV-RO 9/ODP Area 5 plan achieves good linkage with and integrates with land transport infrastructure (Bus, walk, cycle). The Site has a public bus route on Lincoln Rolleston Road. The Site is near to the Park and Ride facility near the town centre.</p> <p>The proposal will provide a future pathway to ensure that the Rolleston community can provide for its wellbeing, and their health and safety for housing choice, transport movement, and recreation needs.</p> <p>The proposal is consistent with the Policy.</p>
<p>UG-02 Townships maintain a consolidated and compact urban form to support:</p> <ol style="list-style-type: none"> 1. Accessible, sustainable and resilient residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas; 2. The role and function of each urban area within the District's Township Network and the economic and social prosperity of the District's commercial centres; and 3. The efficient servicing of townships and integration with existing and planned infrastructure. <p>UG-03 There is sufficient feasible housing and sufficient business development capacity within Greater Christchurch to ensure:</p> <ol style="list-style-type: none"> 1. The housing bottom lines are met; 2. A wide range of housing types, sizes, and densities are available to satisfy social and 	<p>The Site is on the eastern boundary of Rolleston adjoining existing residential development. Filling the gap to the proposed new Council reserve, it ensures a consolidated and compact urban form.</p> <p>The ITA and Urban Design Statement explain how the development within itself, and in its linkages to existing and future urban areas, provides an accessible, sustainable and resilient residential neighbourhood that seamlessly knits in to the exiting township supporting its role as a Key Activity Centre and the District Centre in the District's Township Network.</p> <p>Providing an additional 660 General Residential lots (potentially more if a possible retirement village proceeds) will help ensure there is sufficient feasible housing capacity at Rolleston held and to be</p>

<p>affordability needs and respond to demographic change; and</p> <p>3. Commercial and industrial growth is supported by a range of working environments and places to locate and operate businesses consistent with the District's Activity Centre Network.</p>	<p>developed by a variety of landowners/developers, thus helping ensure a competitive land and housing market. Provision for medium density housing at locations with a good urban design rationale, "density around amenity", and near reserves enables a wide range of housing types, sizes, and densities to be available to satisfy social and affordability needs and respond to demographic change.</p> <p>The proposal is consistent with the Policy.</p>
<p>Urban Growth</p> <p>UG-P1 Spatially identify new urban growth areas supported by a Development Plan.</p> <p>UG-P3 Avoid the zoning of land to establish any new urban areas or extensions to any township boundary in the Greater Christchurch area of the District outside the Urban Growth Overlay.</p> <p>Urban Form</p> <p>UG-P7 Any new urban areas shall deliver the following urban form and scale outcomes:</p> <ol style="list-style-type: none"> 1. Township boundaries maintain a consolidated and compact urban form; 2. The form and scale of new urban areas support the settlements role and function within the District's Township Network; 3. The natural features, physical forms, opportunities, and constraints that characterise the context of individual locations are identified and addressed to achieve appropriate land use and subdivision outcomes, including where these considerations are identified in any relevant Development Plans; and 4. The extension of township boundaries along any strategic transport network is discouraged where there are more appropriate alternative locations available. 	<p>The proposal identifies a new urban growth area part of which has not been identified for residential use in the Rolleston Structure Plan and Our Space. The proposal is supported by DEV-RO 9/ODP Area 5.</p> <p>The proposal does not sit square with UG-P3 but only because the northern block was excluded in structure planning for Rolleston because of the noise contour and zoning boundaries following title boundaries (infact only appx 1/3rd of the northern block is under the contour, but is in one ownership), and because the higher order planning documents have not been updated in line with NPS-UD 2020. The submission/plan change application makes the point that the speed of growth has overtaken planning and urban growth strategies.</p> <p>Rolleston presently has almost met the 2035 strategic goals for Rolleston in terms of population (20,000 target cf 17,499 at 2018 Census). The real estate letters suggest a bleak housing outlook in terms of supply and cost: currently the NPS-UD requirements for housing supply are not met for Rolleston. It is untenable to implement an "avoid" policy in a planning/strategy vacuum or at least in a situation where the strategy/policy framework is out of date and fails to provide sufficient future urban development capacity.</p> <p>The proposal is consistent with Policy UG-P7 on all fronts as set out in the Urban Design Statement</p>
<p>UG-P8 Avoid the following locations and areas when zoning land to extend township boundaries to establish new urban areas:</p> <ol style="list-style-type: none"> 1. Sites and Areas of Significance to Māori; 2. Significant Natural Areas; 3. Outstanding Natural Landscapes and Visual Amenity Landscapes; and 4. High Hazard Areas. 	<p>None of the Matters in UG-P8 apply to the Site.</p>
<p>UG-P9 Recognise and provide for the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas.</p>	<p>Almost all of the Site is subject to this Policy but the issue is what is the best use of these versatile soils; presently the low intensity land uses do not profit from the Class 2 soils in part because of lot size, in part because of landowner choices as to land use</p>

	<p>and in part because the Site's location hard up against an urban/residential area has the potential for conflicts in land use effects.</p> <p>The significant standard bred horse training enterprise (the main real rural use of the Site) does not rely on Class 2 soils for its outputs. Its ongoing operation is now seriously compromised by reverse sensitivity effects of encroaching surrounding urban residential development.</p> <p>Good quality soils will provide a sound base for better residential quality and amenity from the landscaping and lot development.</p>
<p>UG-P10 Ensure the establishment of high-quality urban environments by requiring that new urban areas:</p> <ol style="list-style-type: none"> 1. Maintain the amenity values and character anticipated within each township and the outcomes identified in any relevant Development Plan; 2. Recognise and protect identified Heritage Sites, Heritage Settings, and Notable Trees; and 3. Preserving the rural outlook that characterises the General Rural Zone through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments. 	<p>The proposal is consistent with UG-P10.</p> <p>The Urban Design Statement confirms the relevant design factors and concepts underpinning DEV-RO 9 such that the development respects and builds on the amenity values and character of Rolleston. It proposes two reserves within the development and appropriately links in to, and respects the interface with, the Council reserve. It pays specific regard to the urban/rural and urban/ rural residential interface.</p>
<p>UG-P11 When zoning land to establish any new urban area or to extend any township boundary, avoid reverse sensitivity effects on:</p> <p>any adjoining rural, industrial, inland port, or knowledge zone; and</p> <p>on the safe, efficient and cost-effective operation of important infrastructure, land transport infrastructure, and the strategic transport network.</p>	<p>The proposal will give rise to no reverse sensitivity effects. Conversely, it will resolve a current serious reverse sensitivity issue for the All Stars horse training operation by offering an alternative viable use for this site. The ITA confirms the development will not create issues on the safe, efficient and cost-effective operation of the land transport infrastructure, and the strategic transport network.</p> <p>The proposal is consistent with the policy.</p>
<p>UG-P12 Ensure the zoning of land to extend township boundaries to establish new urban areas demonstrates how it will integrate with existing urban environments, optimise the efficient and cost-effective provision of infrastructure, and protect natural and physical resources, by:</p>	<p>The proposal is consistent with this policy as set out in the Urban Design Statement and the ITA and the servicing report</p>
<p>Development Capacity UG-P13 Residential growth – Greater Christchurch area Any new residential growth area within the Greater Christchurch area shall only occur where:</p> <ol style="list-style-type: none"> 1. Extensions assist in meeting the housing bottom lines (minimum housing targets) of 8,600 households over the medium-term period through to 2028. 2. A HDCA and FDS identify a need for additional feasible development capacity for the township and the additional residential land supports the rebuild and recovery of Greater Christchurch; 	<p>The submission/plan change application has an extensive discussion in relation to Chapter 6 RPS on the issues around future development capacity, the status of the various District Council strategy documents, and Our Space which represents the Greater Christchurch Councils' goals (now out of step and out of date) for providing future development capacity.</p> <p>That discussion notes <i>the current CRPS is not consistent with the NPS-UDC or its replacement, the NPS-UD. It retains a 'hard and fast' urban/rural boundary line which predates both NPSs and there is</i></p>

<p>3. The land is subject to an Urban Growth Overlay and the area is either:</p> <ul style="list-style-type: none"> a. a 'greenfield priority area', or any subsequent urban growth areas or urban containment boundaries, in the CRPS where it is a residential activity; or b. identified in an adopted Rural Residential Strategy and in accordance with CRPS Policy 6.3.9 where it is a rural residential activity. c. The minimum net densities of 12hh/ha for residential activities or 1 to 2hh/ha for rural residential activities are met; <p>4. A diversity in housing types, sizes and densities is demonstrated to respond to the demographic changes and social and affordability needs identified in a HDCA, FDS or outcomes identified in any relevant Development Plan; and</p> <p>5. An ODP is prepared that addresses the matters listed in UG-ODP Criteria and incorporated into this Plan before any subdivision proceeds.</p>	<p><i>no ability to rezone land outside the Map A greenfield priority or existing urban areas.</i></p> <p><i>The point is made that the NPS-UD has immediate effect, so in the meantime, proposals (such as this submission) must interpret 'significant development capacity' in the context of the overall intent and purpose of the NPS-UD as articulated in the NPS-UD objectives and policies.</i></p> <p><i>There is an assessment of the proposal against the NPS-UD. Importantly it concludes that the DEV-RO 9/ODP Area 5 proposal is inconsistent with Map A of Chapter 6 but is consistent with the approach of the NPS-UD for significant development capacity.</i></p> <p><i>The submission concludes, too, that the proposed development is consistent with and will not give rise to any concerns with respect to all the matters listed in CRPS Policy 6.2.1 clauses 4. to 11.</i></p>
---	--