

Appendix 16:

Assessment of Proposed Selwyn District Plan Objectives and Policies

Objective/Policy	Assessment
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.	The Site is on the southern edge of Prebbleton, and provides a logical urban link between the township and the new to be established Birchs Road reserve. It will provide a compact form to the town and responds to the on-going demand for houses and building lots in Prebbleton. Presently Prebbleton has about one year's supply of lots at current rates of building. Prebbleton's role as a service centre will continue as it is several scales smaller in size than Rolleston and Lincoln. The proposal is consistent with the Objective.
Urban Growth and Development SD-UFD-O2 There is sufficient feasible development capacity to meet anticipated demands for housing and business activities.	The Urban Economics assessment (Appendix 8) confirms but for this development, there will be an imminent shortfall in land for housing at Prebbleton. The development is essential to provide about 295 lots or 15% of the Prebbleton's housing stock as at 2018 Census. The proposal helps achieve the Objective.
Integration of Land Use and Infrastructure SD-UFD-O3 Urban growth and development: 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.	Meetings with Council staff have confirmed servicing proposals for the Site will draw on available Council utilities. On-site stormwater management areas will serve a dual purpose of utility, whilst allowing for a recreation area in dry periods. This inland site is free of sea level rise and is remote from major river systems from a flooding perspective. The design of the development and its location (being within walking/cycling distance of the town centre and being on the Birchs Road public bus route) provides the basis for minimising effects of climate change(Urban Design Statement Appendix 2). The proposal achieves the Objective.
Energy and Infrastructure EI-O1 Important infrastructure is: 1. efficient, effective, and resilient, and 2. provides and distributes essential and secure	IMPORTANT INFRASTRUCTURE: <i>Those necessary facilities, services, and installations which are critical or of significance to either New Zealand, Canterbury, or Selwyn.</i>

services as part of local, regional, or national networks, including in emergencies; and 3. integrates with urban development and land uses throughout the district; and 4. enables people and communities to provide for their wellbeing.	The Site will be developed, in time, to full urban density serviced by Council reticulated services. 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.
Transport	These are assessed as part of the ITA (Appendix 10)
Contaminated land CL-O1 Human health and the environment are not compromised by the use of contaminated land. 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. CL-P2 Use and development of remediated contaminated land does not damage or destroy any containment works, unless comparable or better containment is provided.	A PSI (Appendix 7) confirms that there are isolated and small pockets of potential contamination across the Site. It recommends a DSI (targeted site investigation) to assess the environmental effects of those hot spots. This will ensure that human health and the environment are protected from harm. The proposal is consistent with the Policy.
Natural Hazards NH-O1 New subdivision, use, and development, other than new important infrastructure and land transport infrastructure: 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. NH-O3 Methods to mitigate natural hazards do not create or exacerbate adverse effects on other people, property, infrastructure, or the environment. 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. NH-P1 Avoid new subdivision, use, or development of land in high hazard areas... NH-P2 Avoid the development or use of land, buildings or structures in high hazard areas for any important infrastructure or land transport infrastructure... 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.	A flood hazard analysis (Appendix 5) confirms that although the Site is mapped as part of the Plains Flood Management Area, there are 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. A stormwater assessment (Appendix 4) recommends use of Stormwater Management Areas (SMAs) to manage post-development peak flows to match pre-development levels. Appendix 1 shows the SMAs at the South Eastern edge of the Site. Both recommendations will ensure that the risks of natural hazards to people, property and infrastructure are appropriately mitigated. Climate Change effects are unlikely at an inland site that is remote from the coast and major rivers. The proposal is consistent with the Policy.

Flood Hazards 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. 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.	At development stage, the development will adopt the floor level standard as a key mechanism to manage flood risks. The flood and stormwater management proposals will not exacerbate flooding on any other property albeit the SMAs will discharge to drainage channels off-site. The proposal is consistent with the Policy.
Geotechnical Hazards 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.	A geotechnical investigation (Appendix 6) confirmed the Site is suitable for its intended use. It also noted that <i>that it is unlikely that liquefaction induced ground deformation could occur within the area in response to a large earthquake event.</i>
Ecosystems and Indigenous biodiversity EIB-01 Indigenous biodiversity within the district is managed through the exercise of kaitiakitanga and stewardship,	There are no ecosystems or indigenous biodiversity mapped in the PSDP, nor evident on the Site.
Natural Features and Landscapes NFL-01 The outstanding natural features and landscapes of Selwyn are protected from inappropriate subdivision, use, and development. NFL-02 The values of the visual amenity landscapes of Selwyn are maintained and, where possible, enhanced.	There are no natural features or landscapes mapped in the PSDP, nor evident on the Site.
Subdivision SUB-01 Subdivision design and layout maintains or enhances the amenity values of the zone. SUB-02 Every site created by subdivision has the characteristics, infrastructure, and facilities appropriate for the intended use of the land. SUB-03 Site sizes reflect the anticipated development outcomes of the zone. SUB-P1 Avoid the creation of any site that cannot contain a residential unit as a permitted or controlled activity... SUB-P2 Ensure that every site created by subdivision has safe and efficient access for motorists, pedestrians,	The Urban Design Statement (Appendix 2) sets out the design concepts underpinning the design and features of the development and as reflected in the Outline Development Plan. The proposal is to create a high amenity residential area with amenity within streets, and in the pocket park and SMAs, and reflecting the amenity and landscape character of land to the east and west of the Site. A range of lots sizes are provided for, to create visual variety, housing choice, and different price points; avoiding a standardised urban form and outlook. Retention of 5 large lots on Birchs Road assist in forming a transition towards the large lots to the

and cyclists, consistent with that required for the intended use of the site. 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... 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. SUB-P6 Require the subdivision layout to respond to and follow natural and physical features such as the underlying landscape, topography, and established vegetation. SUB-P7 Manage the form of land to be taken for reserves, including having regard to the...	east of the Site, and as part of the entrance to Prebbleton. The ODP can deliver a subdivision layout which enables all lots to be built to the Operative District Plan standards. Considerable thought is reflected in the ODP plan, for the needs of safe and efficient access for motorists, pedestrians, and cyclists with linkages to the town centre, the school, and Prebbleton Domain/Birchs Road reserve. The ITA (Appendix 10) confirms that the 295 lots will connect well in to the existing road network and enable walking and cycling. The ODP can deliver a subdivision layout which enables all sites to deliver the policy outcomes of SUB-P3. The proposal is consistent with the Policy.
NOISE-O1 The health and wellbeing of people and communities and their amenity values are protected from significant levels of noise. NOISE-O2 Important infrastructure which generates noise is protected from reverse sensitivity effects.	The proposal is for a Living Z and Living 3 development which has no noise generating activities within the Site, nor close by. There is no important infrastructure nearby that requires protection.
NOISE-P3 Protect Christchurch International Airport....	N/A
District Wide Matter: Urban Growth UG-O1 Urban growth is provided for in a strategic manner that: 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.	The development is controlled by an Outline Development Plan (Appendix 1) which is drawn from the Urban Design Statement (Appendix 2) 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. A pocket park protects a group of specimen trees and provides recreational space, the stormwater management areas provide recreation space in dry weather, and the Birchs Road reserve abuts the Site across Hamptons Road. There are no on-site water bodies. The ITA (Appendix 10) and Urban Design Statement (Appendix 2) show how the development will integrate into the existing built up area of Prebbleton to the north and reflect off and protect lifestyle blocks to the east and west of the site. The ITA confirms how the Outline Development Plan achieves good linkage with and integrates with land transport infrastructure (Bus, walk, cycle). The Site

	has a public bus route and the Rail Trail on Birchs Road. The proposal will provide a future pathway to ensure that the Prebbleton community can provide for its wellbeing, and their health and safety for housing choice, transport movement, and recreation needs. The proposal is consistent with the Policy.
UG-02 Townships maintain a consolidated and compact urban form to support: 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. UG-03 There is sufficient feasible housing and sufficient business development capacity within Greater Christchurch to ensure: 1. The housing bottom lines are met; 2. A wide range of housing types, sizes, and densities are available to satisfy social and affordability needs and respond to demographic change; and 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.	The Site is on the southern boundary of Prebbleton adjoining existing residential development. Filling the gap to the Birchs Road reserve it ensures a consolidated and compact urban form. 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 in the district's Township Network. The proposed rezoning will enable Prebbleton to better meet its role as a service town, including providing additional local residents to support local services and facilities, including the recently established supermarket. Providing an additional 295 General Residential lots and 5 large lots will ensure there is sufficient feasible housing capacity to meet the needs of the next immediate period (3-5 years). Provision for medium density housing at locations with a good urban design rationale, "density around amenity", near reserves and on the Rural/lifestyle property boundaries enables a wide range of housing types, sizes, and densities to be available to satisfy social and affordability needs and respond to demographic change. The proposal is consistent with the Policy.
Urban Growth UG-P1 Spatially identify new urban growth areas supported by a Development Plan. 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. Urban Form UG-P7 Any new urban areas shall deliver the following urban form and scale outcomes: 1. Township boundaries maintain a consolidated	The proposal identifies a new urban growth area that had been identified for rural-residential use in the District Rural Residential Strategy. The proposal is supported by an Outline Development Plan (Appendix 1). The Site is within the Urban Growth Overlay. The proposal is consistent with Policy UG-P7 on all fronts as set out in the Urban Design Statement (Appendix 2). The rezoning will better enable Prebbleton to achieve its role as a service town by providing for additional local residents to support

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.	local services and facilities, including the recently established supermarket.
UG-P8 Avoid the following locations and areas when zoning land to extend township boundaries to establish new urban areas: 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.	None of the Matters in UG-P8 apply to the Site.
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.	A small portion of the Site is subject to this Policy, but the issue comes in determining the best use of these versatile soils. Presently, the low intensity land uses do not profit from the Class 1 and 2 soils. This is in part because of lot size, in part because of landowner choices as to land use, and in part because the Site's location hard up against an urban/residential area has the potential for conflicts in land use effects. Good quality soils will provide a sound base for better residential quality and amenity from the landscaping and lot development.
UG-P10 Ensure the establishment of high-quality urban environments by requiring that new urban areas: 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.	The proposal is consistent with UG-P10. The Urban Design Statement (Appendix 2) confirms the relevant design factors and concepts underpinning DEV-PR3 such that the development respects and builds on the amenity values and character of Prebbleton. It proposes a pocket park to protect a stand of mature specimen trees and pays specific regard to the urban/rural and urban/rural residential interface.
UG-P11 When zoning land to establish any new urban area or to extend any township boundary, avoid reverse sensitivity effects on: 1. any adjoining rural, industrial, inland port, or knowledge zone; and 2. on the safe, efficient and cost-effective operation	The proposal will give rise to no reverse sensitivity effects. The ITA (Appendix 10) 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.

of important infrastructure, land transport infrastructure, and the strategic transport network.	
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:	The proposal is consistent with this policy as set out in the Urban Design Statement (Appendix 2) and the ITA (Appendix 10) and the servicing reports (Appendix 4 & 9).
Development Capacity UG-P13 Residential growth – Greater Christchurch area Any new residential growth area within the Greater Christchurch area shall only occur where: - Extensions assist in meeting the housing bottom lines (minimum housing targets) of 8,600 households over the medium-term period through to 2028. - 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; - The land is subject to an Urban Growth Overlay and the area is either: - a 'greenfield priority area', or any subsequent urban growth areas or urban containment boundaries, in the CRPS where it is a residential activity; or - identified in an adopted Rural Residential Strategy and in accordance with CRPS Policy 6.3.9 where it is a rural residential activity. - The minimum net densities of 12hh/ha for residential activities or 1 to 2hh/ha for rural residential activities are met; - 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 - An ODP is prepared that addresses the matters listed in UG-ODP Criteria and incorporated into this Plan before any subdivision proceeds.	The Site is within the Urban Growth Overlay but identified for rural residential purposes in the Selwyn Rural Residential Strategy with permitted average lot sizes of 5000m². The rezoning proposal is for urban residential zoning for all but 2.7ha of the 28 ha site. The plan change application contains an extensive discussion on, and in relation to; Chapter 6 of the CRPS, 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. 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 no ability to rezone land outside the Map A greenfield priority or existing urban areas.</i> The point is made that the <i>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> We have assessed the proposal against the NPS-UD (Appendix 10). Importantly, this assessment concludes that the rezoning proposal is a <i>fundamental inconsistency with Map A of Chapter 6 but is consistent with the approach of the NPS-UD for significant development capacity.</i> The submission concludes, too, that <i>the proposed development is consistent with and will not give rise to any concerns with respect to all the matters listed in RPS Policy 6.2.1 clauses 4. to 11.</i> The proposed rezoning will achieve a minimum 12 hh/ha and provide a greater diversity of housing choices, including more smaller more affordable medium density housing than existing housing available in Prebbleton. An ODP is proposed, which meets the UG-ODP criteria.

