

Appendix 15

Assessment against Operative 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 2: 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 New residential or business activities do not create shortages of land or soil resources for other activities in the future.</p>	<p>This is implemented through Policy B1.1.8, which directs avoiding the zoning of land which contains versatile soils for other activities, such as new residential development. Versatile soils are not defined in the District Plan, however they are defined in the Canterbury Regional Policy Statement 2013 as being soils with a Land Use Capability (LUC) class of 1 or 2.</p> <p>The proposed Plan Change will enable the conversion of approximately 28 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 horse training track and, several bare paddocks used for grazing.</p> <p>This is marginal loss of rural productive land for a future residential land use signaled in the Selwyn strategic planning document Selwyn Rural Residential Strategy 2014.</p> <p>About a third of the site has been identified as LUC 1 and 2 within the South Eastern portion of the Site. That is approximately 9 ha. Given this, it is considered that the residential use of this land is appropriate and in keeping with the above objective and policy.</p>
<p>Policy B1.1.3 Avoid adverse effects on people's health or well-being from exposure to contaminated soil.</p>	<p>This policy, (along with Objective B1.1.1), seeks to limit the effects on people from contaminated soils, primarily through avoiding the exposure of people to contaminated soils.</p> <p>A PSI Report by Fraser Thomas (Aug 2020) confirmed that the Site has only been used for</p>

	<p>rural/residential and grazing purposes. It identified a number of localised potential or actual HAIL activities 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 (Appendix 7).</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 Site is shown as Area 8 in the strategic growth document Rural Residential Strategy 2014.</p> <p>About a third the Site has versatile soils (classed as LUC 1&2 soils) but that is spread across a number of lots in different ownerships. As such, the area of versatile soils is fragmented, and the individual parcels are not in themselves a significant resource for highly productive land uses.</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 Stormwater Servicing Assessment Report by e2 Environmental (Oct 2020) sets out the soil and geology characteristics of the Site and the feasibility of stormwater management options. The use of Stormwater Management Areas discharging in a controlled manner off-site to existing drains will protect ground and surface water (Appendix 4).</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 Fox and Associates (Oct 2020) confirms servicing proposals for roads, wastewater, water supply, stormwater and reserves. These have been determined through discussions with Council Assets staff.</p> <p>Specific assessments for traffic (NOVO GROUP) and stormwater (e2 Environmental) support the Fox Report. (Appendix 10 & Appendix 4 respectively)</p> <p>Full urban reticulation will manage effects on ground and off-site surface waterbodies.</p> <p>(Appendix 9)</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</p>	<p>The Fox Servicing Report confirms water is available by connecting in to the water main supply network at Trices Road.</p>

<p>comply with the current New Zealand Drinking Water Standards and to be reticulated in all, except for sites in the existing Living 1 Zone in Doyleston.</p>	
<p>Chapter B2 – Physical Resources</p>	
<p>Objective B2.1.1 An integrated approach to land use and transport planning to ensure the safe and efficient operation of the District’s roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential growth.</p>	<p>An Integrated Transport Assessment by Novo Group (Oct 2020) 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 (Appendix 1) shows a preferred roading layout including linkages, points of connection to the existing roads, and indicative internal access and roading. This provides a comprehensive network to ensure the Site is integrated internally, and with the surrounding environment.</p> <p>The overall layout will ensure the safety, permeability, and accessibility for vehicles, pedestrians and cyclists.</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 Prebbleton and the proposed Birchs Road reserve. (Appendix 10).</p>
<p>Objective B2.1.2 An integrated approach to land use and transport planning to manage and minimise adverse effects of transport networks on adjoining land uses and to avoid “reverse sensitivity” effects on the operation of transport networks.</p>	<p>There are three access points from the three surrounding roads into the 28 ha Site shown on the ODP. Some individual property access will be provided especially for the larger Living 3 lots on Birchs Road.</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 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 north of Trices Road, and makes transport connections to this development, and to the proposed reserve to the south thus promoting an efficient and consolidated land use pattern.</p> <p>The internal roads are consistent with the existing road hierarchy.</p> <p>The ODP identifies three indicative access points to/from the Site, which will provide a direct and safe pedestrian and cycle route into Prebbleton</p>

	and the Rail Trail on Birchs 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 towards Tosswill Road.
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 land uses; 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 motorist, 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 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.	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.

<p>Policy B2.1.13</p> <p>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.</p>	<p>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.</p>
<p>Policy B2.1.15</p> <p>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.</p>	<p>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.</p> <p>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 (Appendix 2).</p>
<p>Policy B2.2.1</p> <p>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.</p>	<p>The proposed Plan Change is in accordance with Policy B.2.2.1 as the development can be serviced by utilities: sewerage, water, power, telecoms, streetlighting, stormwater.</p> <p>Servicing Report, (Appendix 9).</p> <p>Stormwater, (Appendix 4).</p>
<p>Policy B2.2.2</p> <p>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.</p>	<p>This will be ensured through the subdivision consent process.</p>
<p>Policy B2.2.3</p> <p>Encourage the “market” to determine the efficient use of utilities.</p>	<p>The proposal is to connect to Council utilities.</p>
<p>Objective B2.3.1</p> <p>Residents have access to adequate community facilities.</p>	<p>The Site was identified by SDC as Area 8 in its strategic growth document Rural Residential Strategy 2014.</p> <p>The Site is conveniently position to “square up” the town and provide ease of access to community facilities including the Prebbleton Domain to the north, and Birchs Road reserve to the south.</p> <p>The town centre is about 1.5km from the Site at Trices Road, and about 2.25km from Hamptons Road.</p>
<p>Objective B2.3.2</p>	<p>There are no community facilities proposed within the Site.</p>

Community facilities do not adversely affect residential amenity values or other parts of the environment.	
<p>Policy B2.3.8</p> <p>Ensure residents in Selwyn District have access to sufficient reserve areas to meet their needs for space for active and passive recreation.</p>	The Council has proposals to extend Prebbleton Domain, and to develop Birchs Road reserve. The ODP shows provision for a pocket park off Trices Road. The proposed internal stormwater water management areas will also be used for passive recreation, and will include cycle and walkway routes.
<p>Policy B2.4.4</p> <p>Ensure land rezoned for new residential or business development has a regular solid waste collection and disposal service available to residents.</p>	The Council's kerbside rubbish collection presently is provided to Birchs, Trices and Hamptons Roads, it is envisaged that this will be expanded through the Site.
Chapter B3 – People's Health, Safety and Values.	
<p>Natural Hazards</p> <p>Objective B3.1.1</p> <p>Ensure activities do not lead to or intensify the effects of natural hazards.</p> <p>Policy B3.1.2</p> <p>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>	<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.</p> <p>The e2 flood report (Appendix 5) notes that <i>There are no local waterways / water bodies within the site boundary and the only source of flooding is therefore pluvial flooding which occurs when the land can't absorb rainfall and excess water either runs off or ponds.</i></p> <p>The e2 has concluded that <i>The site flood hazard is...classified as being low for most children and all adults. ...the site flood hazard as identified within the SDC Flood Maps could be fully mitigated during the detailed design and subdivision process to allow the development of the (Site) for residential purposes (Appendix 5).</i></p> <p>The Fraser Thomas Geotechnical Investigation Report (July 2020) concludes that:</p> <ul style="list-style-type: none"> • <i>it is unlikely that liquefaction induced ground deformation could occur within the area in response to a large earthquake event, and that the ground settlements within the area in response to seismic loading should be considered to be "within normally accepted tolerances" as defined by the MBIE December 2012 guidance document.</i> • <i>no unusual problems, from a geotechnical perspective, are</i>

	<p><i>anticipated with residential development at the subject site.</i></p> <ul style="list-style-type: none"> • <i>“The Site is, in general, considered suitable for its intended use.” (Summary)</i> <p>(Appendix 6)</p> <p>This achieves the direction of Policy B3.1.2.</p>
<p>Quality of the Environment</p> <p>Objective B3.4.1 The District’s townships are pleasant places to live and work in.</p> <p>Objective B3.4.2 A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.</p> <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</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"> • minimise reverse sensitivity effects, • provide a compact form to Prebbleton • provide a choice of three living environments on the 28 ha site (standard residential, some medium density lots and rural residential) • ensure that in an amenity sense the distinct character and quality of environment of Prebbleton will be continued through proposals to retain the established, significant trees 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 show on the ODP adjoin or are close to reserves, which provide an open space setting for the higher density development.</p> <p>The LZ standards for the Site will be slightly higher than for other LZ zones in Prebbleton (average lot size not less than 650m² compared to 700m², minimum lot size not less than 500m² compared to 550m², excluding medium density areas. This is necessary to achieve a minimum of 12 households per ha (the minimum for the existing LZ zones is 10 hh/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 (Appendix 2) and the fundamental development framework is set by the ODP (Appendix 1).</p>

<p>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 medium density areas identified in Outline Development Plans; • ensure medium density residential areas identified in Outline Development Plans are located within close proximity to open spaces and/or community facilities and • ensure that new medium density residential developments identified in Outline Development Plans are designed in accordance with the following design principles: <ul style="list-style-type: none"> • 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; 	<p>A possible subdivision concept has been prepared based on the ODP. There will be approximately 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>The proposed L3 zone is within Prebbleton preferred rural residential Area 8 of the SDC Rural Residential Strategy 2014.</p>
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<ul style="list-style-type: none"> • 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>Policy B3.4.4 (a) To provide for rural residential living environments through the Living 3 Zone. Where new Living 3 Zone areas are proposed, these are to be in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014 and developed in a manner that:</p> <ul style="list-style-type: none"> • Is in accordance with an Outline Development Plan contained within the District Plan that sets out the key features, household density, infrastructure servicing and methods to integrate the rural residential area with the adjoining Township; • Facilitates the provision of housing choice and diverse living environments outside of the greenfield residential priority areas shown in the Canterbury Regional Policy Statement; • Ensures that rural residential development only occurs where it is located adjacent to a township in order to achieve a consolidated pattern of urban growth; • Ensure that rural residential development is able to effectively connect to reticulated wastewater and water services (including the provision of a fire fighting water supply to the standards set out in SNZ PAS 4509:2008; either as provided within the reticulated system, or as supplementary on-site storage); • Integrates with existing townships through the provision of efficient linkages and provides for a choice of travel modes; • Avoids significant adverse landscape and visual effects on rural character and amenity and retains the distinctiveness between rural and urban environments; 	<p>The proposed L3 zone meets all of the criteria for rural residential development listed in Policy B3.4.4(a). The L3 zoned area (2.8ha) is only a small part of the overall ODP (28ha) and is appropriate as a transition to the existing L3 zone on the opposite (west) side of Birchs Road.</p> <p>The ODP is based on a subdivision concept that achieves excellent connectivity and integration with the neighbouring areas and a mix of potential lot sizes in the 3800m² – 9000m² size range. This will assure an open and spacious rural residential character.</p> <p>Prebbleton Preferred Rural Residential Area 8 is not identified in the Selwyn Rural Residential Strategy as within an urban growth path. However, since adoption of the Strategy in 2014, the Council has advanced plans for the Birchs Road reserve to the south. Area 8 is now more suitable for urban purposes except for the 2.8 ha L3 on the outer edge where a long term low density development is more appropriate, and will enable retention of the existing mature planting along the Birchs Road frontage, at the entry to the township.</p> <p>Future proofing for potential future urban development is not appropriate or necessary for this 2.8 ha block.</p>

<ul style="list-style-type: none"> • Avoids development in areas where natural hazard risk or ground contamination cannot be adequately managed; • Avoids adverse effects on sites of significance and values to Te Taumutu Rununga and Ngāi Tahu; • Avoids adverse effects on the safe and efficient functioning of the arterial road network; • Avoid significant reverse sensitivity effects with strategic infrastructure, including State Highways, quarrying activities, Christchurch International Airport, Transpower high voltage transmission lines and associated infrastructure, Burnham Military Camp and the operational capacity of the West Melton Military Training Area, Council's Rolleston Resource Recovery Park and wastewater treatments plants in Rolleston and Lincoln, education facilities, and tertiary education facilities and agricultural research farms associated with Crown Research Institutes and Lincoln University. <p>Policy B3.4.4 (b) Rural residential living environments are to deliver the following amenity outcomes and levels of service:</p> <ul style="list-style-type: none"> • Appropriate subdivision layouts and household numbers that allow easy and safe movement through and between neighbourhoods, and which in terms of their scale, density and built form achieves a degree of openness and rural character; • Avoids the provision of public reserves, parks and peripheral walkways unless required to secure access to significant open space opportunities that benefit the wider community, assist in integrating the development area with adjoining urban development, or where located in an urban growth path where future intensification is likely; • Avoids suburban forms of services such as kerb and channel road treatments, paved footpaths, large entrance features, ornate street furniture and street lighting (unless at intersections); • Provides fencing that is reflective of a rural vernacular, in particular fencing that is transparent in construction or comprised of shelter belts and hedging 	
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<p>(see Appendix 43 for examples of such fencing).</p> <p>Policy B3.4.4 (c) Rural residential areas in the adopted Selwyn District Council Rural Residential Strategy 2014 that are located within a township urban growth path identified in an adopted structure plan shall only be rezoned and developed for rural residential activities where robust methods are established to ensure that future comprehensive intensification of these areas to urban densities can be achieved. This includes methods to deliver functional and efficient infrastructure services for both the initial rural residential development and future urban intensification. Consideration shall be given to the methods referenced in Section 7 of the adopted Selwyn District Council Rural Residential Strategy 2014, including appropriate design techniques, servicing requirements and legal mechanisms developed in consultation with the Council.</p>	
Chapter B4 – Growth of Townships	
<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>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 pocket park will be vested in the Council providing effective protection to the Site’s important group of trees.</p> <p>The most relevant policy is policy B4.1.1(a) which provides for a range of allotments sizes within living zones, including the provision of medium density areas within identified areas of the Living Z zone. The provision of a mix of low and medium density allotments achieves this policy (as set out in the Urban Design Statement at Appendix 2)</p> <p>The Stormwater Management Areas will be developed to provide a primary utility benefit, but will be designed to provide open recreation space appropriately landscaped, for when the basins are dry. Providing walkways around the basins adds to interest and amenity benefit to Prebbleton residents.</p> <p>Policy B4.1.13 will be achieved through the subdivision process and compliance with SDP development and activity standards.</p>

<p>Policy B4.1.13</p> <p>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; • 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</p> <p>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</i></p>

	<p><i>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>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 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 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 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 Ensure that any rural residential development occurs in general accordance with an operative Outline Development Plan, supports the timely,</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 and providing linkages to the east for future urban development; • Adjoin an existing Living Zone as required by Policy B4.3.2; • Avoid a zoning pattern that leaves the Site as a barrier to efficient linkages to the Birchs Road reserve; and • 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 Prebbleton are inadequate to meet demand (there is just 1 years' worth of land supply remaining). 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 L3 zoned land is within Area 8, a preferred rural residential area identified in the Selwyn Rural Residential Strategy 2014.</p> <p>The existing zoned areas in the Our Space housing capacity assessment (HCA) considered</p>

<p>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 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 Zone that provides for rural-residential activities (as defined within the Regional Policy Statement) in accordance with an Outline Development Plan incorporated into the District Plan; or • 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>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.</p> <p>However, it acknowledged the uncertainties with the HCA methodologies and data. They were undertaken in 2018 and are now 2 years out of date. The Economic Assessment (Appendix 8) finds that there is insufficient feasible development capacity at Prebbleton for the short, medium- and long-term housing needs.</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>
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<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 networks, relevant infrastructure services and areas for possible future development; • 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. 	
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<ul style="list-style-type: none"> • 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; • 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>PREBBLETON 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 Prebbleton, provided sites are available and appropriate for the proposed activity.</p> <p>Policy B4.3.65</p>	<p>The Site is opposite the existing L3 zone on the west side of Birchs Road. Its location is consistent with the preferred growth direction in Policies B4.3.64 -65.</p>

Discourage further expansion of Prebbleton township north or south of the existing Living zone boundaries adjoining Springs Road.	
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Summary of assessment against the Operative Selwyn District Plan

1. Overall, the proposal to change the zoning of the Site under the Selwyn District Plan from Rural Inner Plains to Living Z and Living 3, is consistent with the Selwyn District Plan objectives and policies, and will help achieve the purpose of the Resource Management Act 1991.
2. The proposal:
 - a) Is for the rezoning of a 28 ha block that does not create shortages of land or soil resources for other primary production activities in the future.
 - b) The Rural Residential Strategy 2014 (a strategic growth document) records the site as an area appropriate for rural residential development (marked as Area 8). However, now (in 2020), it is more efficient and appropriate for the land to be used for full urban residential. It is ideally located and suited to help meet the substantial shortfall in land for housing at Prebbleton.
 - 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 Rail Trail routes on Birchs Road, and provision for cycling/walking within Prebbleton; whilst having regard to the road hierarchy.
 - g) Will ensure residents in the development area and Prebbleton have access to Council reserve areas to meet their needs for space for active and passive recreation including designing the Stormwater Management Areas to be a multi-purpose utility facility and recreation area.
 - h) Is on a Site not at risk from liquefaction, but 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 shown on the ODP which whilst of no significant value, has local amenity value).

- i) There are no water courses or bodies that need to be incorporated into the new development.
- j) Will require a DSI for land contamination before subdivision consent can be determined.
- k) Will contribute to Prebbleton township being a pleasant place to live and work in.
- l) Will contribute to the growth of Prebbleton 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 and a larger lot residential area on Birchs Road to mirror development to the west
- m)** Will provide a development area that is based on the existing quality of the Prebbleton environment, character and amenity values set through adopting existing zoning and its development and activity SDP standards.
- n) 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.