



Appendix H

Additional Assessment of Proposed District Plan January 2021

Proposed Selwyn District Plan

1. The proposed Selwyn District Plan ('proposed plan') was notified on 5 October 2020 and submissions closed in December 2020. Submissions are yet to be notified, meaning that procedurally, the proposed plan is still subject to further submissions, hearings, decisions, and appeals.
2. It is further noted that the applicant for this plan change has filed submissions on the proposed plan seeking rezoning of the land to General Residential, in a manner consistent with the outcomes sought by this proposed change to the operative plan.
3. Accounting for the above, limited weight should be afforded to the provisions of the proposed plan at this time. Notwithstanding, an assessment of those provisions in the proposed plan of particular relevance is provided below in Table 1.

Table 1: Assessment of the proposal against the provisions of the pSDP

PSDP Provision	Comment / Assessment
<p><i>Sensational Selwyn</i></p> <p>SD-DI-O1</p> <p><i>Selwyn is an attractive and pleasant place to live, work, and visit, where development:</i></p> <ol style="list-style-type: none"> 1. <i>takes into account the character of individual communities;</i> 2. <i>is well-connected, safe, accessible, and resilient; and</i> 3. <i>enhances environmental, economic, cultural and social outcomes for the benefit of the entire District.</i> 	<p>Through its layout, edge treatment and connectivity the proposal provides for development that accounts for the characteristics of the local community and its position at the urban/rural interface.</p> <p>Similarly the ODP provides for well-connected, safe and accessible development, and the technical assessments have demonstrated that the development will be resilient to natural hazards.</p> <p>Finally, the assessments have demonstrated the positive environmental, economic, cultural and social outcomes of the proposal, and the avoidance of adverse effects.</p>
<p>SD-DI-O2</p> <p><i>Selwyn's prosperous economy is supported through the efficient use of land, resources, and infrastructure, while ensuring existing activities are protected from incompatible activities.</i></p>	<p>The proposal provides for an efficient use of land and infrastructure (particularly accounting for the provision of key transport corridor connection through the site) and avoids conflict with any existing incompatible activities.</p>
<p><i>Integration and Land Use, Ecosystems, and Water - Ki Uta Ki Tai</i></p> <p>SD-DI-O3</p> <p><i>Land and water resources are managed through an integrated approach, which recognises both the importance of ki uta ki tai to Ngāi Tahu and the inter-relationship between ecosystems and natural processes.</i></p>	<p>The technical assessments have demonstrated that development can occur in a manner consistent with this objective.</p>
<p><i>Our Environment</i></p> <p>SD-DI-O4</p> <p><i>Places, landscapes, and features which are significant to Selwyn's character, cultural heritage, or are of spiritual importance to Ngāi Tahu, are identified, recognised for their values, and protected for future generations.</i></p>	<p>The subject land is not subject to any significant values and noting its existing zoning and the visual/urban design assessment, the proposal is consistent with this objective.</p>
<p><i>Vibrant and Viable Centres</i></p> <p>SD-DI-O5</p>	<p>The proposal will further support the Rolleston town centre, and the small commercial centres</p>

<p><i>Selwyn's hierarchy of activity centres are the preferred location for shopping, leisure, cultural, entertainment, and social interaction experiences in accordance with their anticipated role within the Activity Centre Network.</i></p>	<p>proposed will operate in accordance with their anticipated role within the Activity Centre Network.</p>
<p>Community Needs SD-IR-O1</p> <p><i>The important infrastructure needs of the community are fulfilled, and their operation is protected.</i></p>	<p>Per the Servicing report, the proposal is able to be supported by existing or planned community infrastructure and will not otherwise compromise the continued operation of community infrastructure.</p>
<p>Effects of Important Infrastructure SD-IR-O2</p> <p><i>The development, upgrade, maintenance, and operation of all important infrastructure is enabled in a way that minimises adverse effects, while having regard to the practical constraints and the logistical and technical practicalities associated with important infrastructure.</i></p>	<p>The proposal will not adversely affect any important infrastructure.</p>
<p>Natural Hazards SD-IR-O3</p> <p><i>The risk from natural hazards, including the effects of climate change, to people, property, and important infrastructure is not increased, other than where necessary to provide for important infrastructure that has no reasonable alternative.</i></p>	<p>The hazards assessment confirms that the proposal will not be subject to unacceptable hazard risks.</p>
<p>Partnership with Ngāi Tahu SD-MWV-O1</p> <p><i>Strengthen the partnership between the Council and Ngāi Tahu by recognising the cultural significance of Selwyn to Ngāi Tahu and Te Taumutu and Ngāi Tūāhuriri Rūnanga by:</i></p> <ol style="list-style-type: none"> <i>1. Promoting active and meaningful participation by those who hold mana whenua in the resource management decision-making process;</i> <i>2. Recognising that only those who hold mana whenua can identify their relationship with their culture, traditions, ancestral lands, waterbodies, wāhi tapu and other taonga;</i> <i>3. Enabling the exercise of kaitiakitanga by those who hold mana whenua over Selwyn;</i> <i>4. Providing for the contemporary connections, cultural and spiritual values held by tāngata whenua; and</i> <i>5. Continuing to enable tāngata whenua to protect, develop and use Māori Land in a way which is consistent with their culture, traditions and aspirations.</i> 	<p>The proposal has been prepared to reflect consultation with mana whenua undertaken for comparable residential greenfield proposal in Selwyn District, with relevant recommendations such as encouragement of low impact stormwater design and the use of locally sourced indigenous vegetation incorporated into the proposed ODP.</p>
<p>Compact and Sustainable Township Network SD-UFD-O1</p> <p><i>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.</i></p>	<p>The proposal is located 'around existing townships' and is in a 'compact and sustainable form'.</p>
<p>Urban Growth and Development SD-UFD-O2</p> <p><i>There is sufficient feasible development capacity to meet anticipated demands for housing and business activities.</i></p>	<p>Consistent with the directions in policy 2 of the NPS-UD, the NPS seeks to provide 'at least sufficient development capacity to meet expected demand'. The proposal supports the provision of 'sufficient feasible development capacity to meet anticipated demands for housing'.</p>
<p>Integration of Land Use and Infrastructure</p>	<p>The Servicing report demonstrates consistency with this objective insofar as it relates to infrastructure; and the hazards assessment has</p>

SD-UFD-O3	otherwise confirmed that the effects of climate change can be readily managed by the proposal.
<p><i>Urban growth and development:</i></p> <p>1. <i>is well-integrated with the efficient provision, including the timing and funding, of infrastructure; and</i></p> <p>2. <i>has the ability to manage or respond to the effects of climate change.</i></p>	
<p>TRAN-O1</p> <p><i>People and places are connected through safe, efficient, and convenient land transport corridors and land transport infrastructure which is well integrated with land use activities and subdivision development.</i></p>	The transport assessment and further information has demonstrated consistency with these provisions.
<p>TRAN-O2</p> <p><i>Land transport corridors and land transport infrastructure are protected from incompatible land use activities and subdivision development.</i></p>	
<p>TRAN-O3</p> <p><i>Land transport corridors and land transport infrastructure support the needs of people and freight, while ensuring adverse effects on the surrounding environment from their establishment and operation are managed.</i></p>	
<p>HH - Historic Heritage</p> <p>TREE - Notable Trees</p> <p>SASM - Sites and Areas of Significance to Māori</p>	<p>For completeness, it is noted that contaminated land and natural hazards matters have been assessed and there are no associated implications or effects for the proposed Plan Change.</p> <p>The plan change site is not subject to any risks associated with hazardous substances.</p>
<p>HH - Historic Heritage</p> <p>TREE - Notable Trees</p> <p>SASM - Sites and Areas of Significance to Māori</p>	For completeness, it is noted that none of these attributes are applicable to the Plan Change site.
<p>EIB - Ecosystems and Indigenous Biodiversity</p> <p>NATC - Natural Character</p> <p>NFL - Natural Features and Landscapes</p> <p>PA - Public Access</p>	For completeness, it is noted that none of these attributes are applicable to the Plan Change site.
<p>SUB-O1</p> <p><i>Subdivision design and layout maintains or enhances the amenity values of the zone.</i></p>	These provisions and associated policies and rules would readily apply to the land following rezoning, and the proposed Plan Change does not present any inconsistency.
<p>SUB-O2</p> <p><i>Every site created by subdivision has the characteristics, infrastructure, and facilities appropriate for the intended use of the land.</i></p>	
<p>SUB-O3</p> <p><i>Site sizes reflect the anticipated development outcomes of the zone.</i></p>	
<p>ASW - Activities on the Surface of Water</p> <p>CE - Coastal Environment</p> <p>EW - Earthworks</p> <p>LIGHT - Light</p>	For completeness, it is noted that none of these attributes are applicable to the Plan Change (albeit they may apply to future activities on the land).

NOISE - Noise

SIGN - Signs

TEMP - Temporary Activities

UG-Overview

The Selwyn District is a desirable place to live, work, and play, which is generating a demand for housing and business opportunities to support the needs of the growing community now and into the future. The Urban Growth chapter assists in meeting these demands by encouraging a consolidated and compact settlement pattern that optimises the use and development of resources. This chapter also assists in ensuring there is enough urban development capacity available to meet the District's housing and business needs while assuring that high quality living and business environments continue to be developed to implement the adopted Development Plans.

Ongoing urban development capacity is provided through the identification of new urban areas that are subject to the Urban Growth Overlay and by enabling existing sites to be intensified or redeveloped. The need for zoning processes to demonstrate consistency with all of the urban growth policies and to consider relevant Development Plans will ensure that new urban growth areas do not conflict with legitimately established land use activities, compromise the quality of the environments that people value, and result in adverse environmental effects.

The intensification of activities and redevelopment of existing land within urban zones is encouraged to support the District's urban growth needs. This includes through increased housing densities and the development and implementation of Urban Intensification Plans and Development Plans to achieve integrated settlement patterns and to complement the ongoing provision of new urban areas.

The Urban Growth Overlay maps the spatial locations identified in Development Plans that have been adopted by SDC. These assist in determining where new urban areas can locate around townships and delivering the outcomes that are anticipated to be achieved within these environments. Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA.

The General Rural Zone activity-based rules apply to the land that is subject to the Urban Growth Overlay to enable the majority of rural land uses to continue. Additional rules apply to ensure that land use and subdivision development does not undermine the future zoning or development of the land that will assist in meeting the growth needs of the district. All other site-specific rules to achieve the urban growth outcomes will be determined through the zoning process.

The Urban Growth overview recognises the 'demand for housing and business opportunities to support the needs of the growing community now and into the future' and the need to ensure 'there is enough urban development capacity available to meet the District's housing and business needs'. The Plan Change proposal responds to these demands and supports the provision of sufficient development capacity for housing.

The plan change proposal otherwise 'demonstrates consistency with all of the urban growth policies' and 'does not conflict with legitimately established land use activities, compromise the quality of the environments that people value, and result in adverse environmental effects'.

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;

The proposed plan change and supporting assessments have demonstrated that the proposal will:

1. Deliver an attractive, pleasant, high quality, and resilient urban environment;
2. Maintain and enhance the amenity values and character anticipated within the residential area;
3. Integrate with existing residential neighbourhoods and commercial centres;
4. Be well coordinated with available infrastructure and utilities, including land transport infrastructure; and

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| <ol style="list-style-type: none"> 6. <i>Integrates with existing residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas;</i> 7. <i>Is coordinated with available infrastructure and utilities, including land transport infrastructure; and</i> 8. <i>Enables people and communities, now and future, to provide for their wellbeing, and their health and safety.</i> | <ol style="list-style-type: none"> 5. <i>Enable people and communities, now and future, to provide for their wellbeing, and their health and safety.</i> |
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UG-O2

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.*

As demonstrated in the urban design, servicing and transport assessments, the urban form (and ODP) proposed for the Plan Change supports:

1. Accessible, sustainable and resilient residential neighbourhoods;
2. The role and function of the Rolleston urban area and the District's commercial centres; and
3. Efficient servicing of townships and integration with existing and planned infrastructure.

UG-O3

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.*

As noted above, this provision (and the NPS-UD) seeks sufficiency (i.e. a minimum rather than maximum) supply of housing development capacity which the proposal will support.

The plan change otherwise provides for 'A wide range of housing types, sizes, and densities are available to satisfy social and affordability needs and respond to demographic change'.

Urban Growth

UG-P1 Spatially identify new urban growth areas supported by a Development Plan.

UG-P2 Provide for the rezoning of land to establish new urban areas within the Urban Growth Overlay.

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.

UG-P6 Enable rural production to continue on land that is subject to an Urban Growth Overlay, while avoiding the establishment of those activities that may unreasonably hinder any future urban zoning required to assist in meeting the District's urban growth needs.

The proposal is within an Urban Growth Overlay. Its development is therefore consistent with these provisions.

Urban Form

UG-P7 Any new urban areas shall deliver the following urban form and scale outcomes:

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.*

In terms of UG-P7, the proposal has been assessed as:

1. Maintaining a consolidated and compact urban form, as described in the assessment by DCM Urban;
 2. Providing a form and scale of urban activity that support Rolleston's role and function within the District's Township Network, noting its proximity, and connectivity to Rolleston especially;
 3. Having no particular natural features, physical forms, or constraints that suggest urbanisation of the land is inappropriate; and
 4. Providing for an appropriate form of expansion.
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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.*

In terms of UG-P8, the proposal does not relate to:

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.

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.

Effects on versatile soils have been assessed as acceptable.

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 proposed ODP provides for a high-quality urban environment by:

1. Adopting controls on built development consistent with those in the adjacent residential areas and otherwise ensuring a high quality and well-connected development through the use of an ODP;
2. Not affecting any identified Heritage Sites, Heritage Settings, or Notable Trees; and
3. Properties to the south and southwest are anticipated to be developed in due course for residential purposes, therefore no rural interface measures are necessary or appropriate on these boundaries. No interface measures are proposed on the Lincoln-Rolleston Road boundary, consistent with residential development on properties similarly situated to the north.

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 of important infrastructure, land transport infrastructure, and the strategic transport network.*

The site is not situated proximate to any sensitive uses such as State highways, airport noise contours, important infrastructure or industrial or inland port developments. No sensitive rural activities such as intensive farming are located in proximity to the site, such that overall the proposal is consistent with his policy.

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:

1. *Aligning the zoning, subdivision and development with network capacity and availability of existing or new infrastructure, including through the staging of development;*
2. *Avoiding adverse effects on the ground and surface water resource by requiring connections to reticulated water, wastewater, and stormwater networks where they are available, or by demonstrating that the necessary discharge approvals can be obtained for all on-site wastewater and stormwater treatment and disposal facilities;*
3. *Ensuring the land is located where solid waste collection and disposal services are available;*
4. *Prioritising accessibility and connectivity between the land and adjoining neighbourhoods, commercial centres, open space reserves, and community facilities, including education providers, public reserves, and health services; and*
5. *Requiring safe, attractive and convenient land transport infrastructure that promotes walking, cycling, and access to public transport and public transport facilities to*

The transport, servicing and urban design assessments have addressed these matters, confirming that the plan change area can be effectively integrated with the existing Rolleston urban environment and community infrastructure.

encourage energy efficiency and improve peoples' health and wellbeing.

Development Capacity

UG-P13 Residential growth – Greater Christchurch area

Any new residential growth area within the Greater Christchurch area shall only occur where:

- 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;*
- 3. The land is subject to an Urban Growth Overlay and the area is either:*
 - 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.*
- 4. The minimum net densities of 12hh/ha for residential activities or 1 to 2hh/ha for rural residential activities are met;*
- 5. 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*
- 6. An ODP is prepared that addresses the matters listed in UG-ODP Criteria and incorporated into this Plan before any subdivision proceeds.*

The proposal is consistent with this policy insofar that:

1. It will assist in meeting the housing bottom lines (minimum housing targets) of 8,600 households over the medium-term period through to 2028.
2. A diversity in housing types, sizes and densities is demonstrated to respond to the demographic changes and social and affordability needs (albeit not as identified in a HDCA, FDS or outcomes identified in any relevant Development Plan);
3. The land is subject to an Urban Growth Overlay,
4. The minimum net densities of 12hh/ha for residential activities are met;
5. An ODP is prepared that addresses the matters listed in UG-ODP Criteria (that would be incorporated into the Plan before any subdivision proceeds).

The proposal is not consistent with the balance of the policy, albeit such tension is resolved by the policy direction in the NPS-UD.

UG-SCHED1 - Residential Growth Area ODP Criteria

- 1. A single ODP shall be prepared for each new residential growth area and incorporated into the Planning Maps and the relevant Development Area chapter of this Plan;*
- 2. Each ODP shall illustrate how the site characteristics and topography have been addressed through the identification of:*
 - a. Principal through roads and connections both within and adjoining the ODP area, including principal walking and cycling networks and public transport and freight routes;*
 - b. Methods for the integrated management of water, stormwater, and wastewater and associated infrastructure consistent with {Link,11991,UG-P15};*
 - c. How each ODP area will:*
 - i. Achieve the minimum net density requirements and outcomes listed in UG-P5 or UG-P6 are to be achieved;*
 - ii. Be staged to allow the subdivision development to align with the timing, funding, and availability of network infrastructure capacity; and*
 - iii. Integrate into any adjoining land that is subject to the Urban Growth Overlay;*
- 3. The following features and outcomes are to be illustrated on an indicative subdivision concept plan containing lot configurations and sizes that is to accompany the ODP;*
 - a. Any land to be set aside to protect or enhance environmental, conservation, landscape, heritage or cultural (including to provide for the interests of nga rūnanga) values;*

The proposed ODP has been prepared in accordance with the requirements of UG-SCHED1 and its format (appearance) and content (text) is based on the ODPs set out in Part 3 of the proposed Plan.

- b. *Any land to be set aside for community facilities, schools, open space reserve or commercial activities and how accessibility and connectivity between these locations is supported in the land transport network;*
- c. *Any land to be set aside to effectively manage hazard risk or contaminated land;*
- d. *Any methods or boundary treatments required to mitigate reverse sensitivity effects and promote compatible land use activities, including protecting important infrastructure, or a designated site; and*
- e. *Any other information which is relevant to the understanding of the development and its proposed zoning.*

RESZ-Objectives

RESZ-O1 Safe, convenient, pleasant, and healthy living environments that meet the needs and preferences of the community.

RESZ-O2 Residential activities are the principal use in residential zones.

RESZ-O3 A wide range of housing typologies and densities are provided for to ensure choice for the community and to cater for population growth and changing demographics.

RESZ-O4 Increased residential densities occur in close proximity to activity centres, public transport routes, and public open spaces.

RESZ-O5 Built form is of a high design standard and appearance that responds to and reinforces positive aspects of the local environment.

RESZ-O6 The role, function, and predominant character of the residential zones is not compromised by non-residential activities.

RESZ-O7 Residents have access to a range of community, recreation, education, health, and corrections activities and facilities that support, maintain, and enhance the surrounding residential amenity.

These provisions will guide eventual development of the subject land, however it is noted that the proposed Plan Change provides for residential development in a manner consistent with these objectives.

14. Overall, it is acknowledged that the proposal is not consistent with those urban-growth related provisions which seek to limit growth to locations where a HDCA and FDS identify a need for additional feasible development capacity for Rolleston and the land is a 'greenfield priority area', or any subsequent urban growth areas or urban containment boundaries, in the CRPS where it is a residential activity, though the site is located within the Urban Growth Overlay. However, such tension is resolved by the more enabling provisions in the NPS-UD.
15. In all other respects, the proposal achieves consistency (or avoids inconsistency) with the relevant provisions of the proposed plan.