

Appendix 6: 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 1: Relevant Objectives and Policies in the Operative Selwyn District Plan

Selwyn District Plan – Townships Volume	
Chapter B1 – Natural Resources	Assessment
<p>Objective B1.1.2 New residential or business activities do not create shortages of land or soil resources for other activities in the future.</p>	<p>The proposed Plan Change will enable the conversion of approximately 12.5 ha of rural land that currently contains 'low level' rural activities.</p> <p>The majority of the Site is LUC (Land Use Capability) 3 with a small area of LUC 2 land.. This is marginal loss of rural land for a future residential land use at West Melton that supports its role as a service Town in the Township network signaled in the District Development Strategy.</p>
<p>Policy B1.1.3 Avoid adverse effects on people's health or well-being from exposure to contaminated soil.</p>	<p>A PSI Report identified two small spots of potential contamination at 1234 West Coast Road. It recommended a DSI to establish the nature and extent of that contamination and to recommend appropriate remediation.</p> <p>The rest of the Site has had a history of pastoral use with no evidence of HAIL activities so no further investigations are recommended.</p>
<p>Policy B1.1.8 Avoid rezoning land which contains versatile soils for new residential or business development if: 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>	<p>The Site has some versatile soils (classed as LUC 2 soils). This policy does not appear to be supported by higher level documents in the Greater Christchurch context.</p>
<p>Objective B1.2.1 Expansion of townships in Selwyn District maintains and enhances the quality of ground or surface water resources.</p>	<p>An Infrastructure Report sets out relevant matters concerning ground and surface water management as well as the soil and geology characteristics of the Site and the feasibility of stormwater management options. This objective can be met.</p> <p>An ECan discharge consent will be required.</p>

<p>Policy B1.2.2 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>An Infrastructure Report confirms servicing proposals for roads, wastewater, water supply, and stormwater.</p> <p>Full urban reticulation of sewage and water will manage effects on ground and off-site surface waterbodies.</p>
<p>Policy B1.2.3 Require the water supply to any allotments or building in any township and the Living 3 Zone to comply with the current New Zealand Drinking Water Standards and to be reticulated in all, except for sites in the existing Living 1 Zone in Doyleston.</p>	<p>The Infrastructure Report confirms water is available by connecting in to the Council's water main supply network.</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>The Integrated Transport Assessment demonstrates that the development of the Site will not undermine the safe and efficient operation of State Highway, the District's roads and pathways. The proposed ODP shows a preferred roading layout including linkages, points of connection to the existing roads, and indicative internal access and roading.</p> <p>Internal access and roading within the Site will be developed in accordance with relevant traffic standards, (and be confirmed through the subdivision consent process). This will ensure good connectivity to the urban areas surrounding the Site.</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>The ODP shows how integration of the development in to the existing road network will be achieved.</p> <p>There is one primary access point using the internal roads into the adjoining existing residential area block as shown on the ODP. Future provision for vehicular access north, south and west has been recognized in the ODP.</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 east, and makes transport connections to that development 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 shows primary and secondary roads within the proposed development area, including</p>

	potential linkages to the west to futureproof for further possible future urban development.
Policy B2.1.2 Manage effects of activities on the safe and efficient operation of the District's existing and planned road network, considering the classification and function of each road in the hierarchy.	A detailed integrated transport assessment has been undertaken to ensure that this objective is complied with..
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 motorists, cyclists and pedestrians, and to allow safe access and egress and to mitigate reverse sensitivity effects on land adjoining the State Highway.	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.
Policy B2.1.11 Ensure roads are designed, constructed, maintained and upgraded to an appropriate standard to carry the volume and types of traffic safely and efficiently.	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.
Policy B2.1.12 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.
Policy B2.1.13	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives

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.	B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.
Policy B2.1.15 Require pedestrian and cycle links in new and redeveloped residential or business areas where such links are likely to provide a safe, attractive and accessible alternative route for pedestrians and cyclists, to surrounding residential areas, business or community facilities.	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15. The ODP shows how the Site is to connect to existing roads. The ODP makes provision for linkages to land adjoining to the west in the event that future urban development happens in that direction.
Policy B2.2.1 Require that the need to supply utilities and the feasibility of undertaking, is identified at the time a plan change request is made to rezone land for residential or business development.	The proposed Plan Change is in accordance with Policy B.2.2.1 as the Infrastructure Report confirms that the development can be serviced by utilities: sewerage, water, power, telecoms, streetlighting, and stormwater. Upgrades to the West Melton wastewater and water supplies may be required, but there are feasible options for this as outlined in the Infrastructure Report.
Policy B2.2.2 Ensure activities have access to the utilities they require at the boundary prior to any new allotment being sold; or prior to any new activity taking place on an existing allotment.	This will be ensured through the subdivision consent process.
Policy B2.2.3 Encourage the “market” to determine the efficient use of utilities.	The proposal is to connect to Council utilities and can be serviced by other network operators.
Objective B2.3.1 Residents have access to adequate community facilities.	The Site is conveniently positioned to extend West Melton westwards in a logical block running north south from Halkett Road to West Coast Road. The Site provides ease of access to community facilities including the West Melton community facility hub and schools to the east, being only about 800m away. The proposed development will provide on-site community facilities for its residents, and these will be offered to the local community on a membership basis.
Objective B2.3.2 Community facilities do not adversely affect residential amenity values or other parts of the environment.	The proposed community facilities proposed within the Site will be managed to ensure that there are no adverse effects beyond the site’s boundaries.

<p>Policy B2.3.8 Ensure residents in Selwyn District have access to sufficient reserve areas to meet their needs for space for active and passive recreation.</p>	<p>The ODP shows provision for open space within the Site including as utility reserves for surface and ground water management.</p>
<p>Policy B2.4.4 Ensure land rezoned for new residential or business development has a regular solid waste collection and disposal service available to residents.</p>	<p>The Council kerbside rubbish collection presently is provided to all urban areas adjoining the Site.</p>
<p>Chapter B3 – People’s Health, Safety and Values.</p>	
<p>Natural Hazards Objective B3.1.1 Ensure activities do not lead to or intensify the effects of natural hazards.</p> <p>Policy B3.1.2 Avoid allowing new residential or business development in areas known to be vulnerable to a natural hazard, unless any potential risk of loss of life or damage to property is adequately mitigated.</p>	<p>The Site is not identified in the OSDP as being at risk from natural hazards. The Proposed 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 Geotechnical Investigation Report concludes that the liquefaction vulnerability of the Site is very low.</p> <p>This achieves the direction of Policy B3.1.2.</p>
<p>Quality of the Environment 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</p>	<p>The proposal is seeking to provide a high quality urban environment that, by adopting existing OSDP standards and zones will meet the objectives and policies thus:</p> <ul style="list-style-type: none"> • minimise reverse sensitivity effects, • maintain a compact form to West Melton • add to the choice of living environments in West Melton and the wider district/Greater Christchurch • ensure that in an amenity sense the distinct character and quality of environment of West Melton will be continued • meet the policy intent of Policy B3.4.3 <p>The proposed village will be comprehensively developed.</p> <p>The fundamental development framework is set by the ODP.</p> <p>A possible land use/subdivision concept has been prepared based on the ODP and will be in accordance with the Council’s Design Guide for Medium Density Housing (Part 3 comprehensive developments).</p>

<p>Statement, to provide for rural residential development only in the locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014.</p> <p>Policy B3.4.1 To provide zones in townships based on the existing quality of the environment, character and amenity values, except within Outline Development Plan areas in the Greater Christchurch area where provision is made for high quality medium density housing.</p> <p>Policy B3.4.2 To provide for any activity to locate in a zone provided it has effects which are compatible with the character, quality of the environment and amenity values of that zone.</p> <p>Policy B3.4.3 To provide Living zones which:</p> <ul style="list-style-type: none"> • are pleasant places to live in and provide for the health and safety of people and their communities; • are less busy and more spacious than residential areas in metropolitan centres; • have safe and easy access for residents to associated services and facilities; • provide for a variety of living environments and housing choices for residents, including 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; 	
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<ul style="list-style-type: none"> • streets are aligned to take advantage of views and landscape elements; • section proportions are designed to allow for private open space and sunlight admission; • a subdivision layout that minimises the number of rear lots; • layout and design of dwellings encourage high levels of interface with roads, reserves and other dwellings; • a diversity of living environments and housing types are provided to reflect different lifestyle choices and needs of the community; • a balance between built form and open spaces complements the existing character and amenity of the surrounding environment and; • any existing natural, cultural, historical and other unique features of the area are incorporated where possible to provide a sense of place, identity and community 	
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</p>	<p>See above assessment.</p> <p>For Policy B4.1.11 the new residential areas will be designed to maintain or enhance the aesthetic values of West Melton noting that to the extent possible, and subject to final subdivision/servicing design, some existing trees and plantings on the Site are intended to be retained. The reserves will be vested in the Council if that is required.</p> <p>Objective B4.1.1 and associated Policy B4.1.1 do not appear to anticipate standalone retirement villages of the scale proposed, and retirement villages are not explicitly recognised as an activity in the Operative Plan. The Living Z Zone is similar to the Residential New Neighbourhood Zone (RNN) in neighbouring Christchurch City which itself was developed to give effect to Proposed Change 1 the CRPS and Land Use Recovery Plan for large greenfield</p>

<p>Plan where a higher density of development is anticipated.</p> <p>Policy B4.1.11 Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):</p> <ul style="list-style-type: none"> • Retaining existing trees, bush, or other natural features on sites; and • Landscaping public places. <p>Policy B4.1.13 To ensure that development in Medium Density areas identified in an Outline Development Plan provides a high quality living environment and achieves a good level of urban design, appearance and amenity. Relevant urban design considerations include:</p> <ul style="list-style-type: none"> • That the design of medium density developments is of a high quality, with a good balance of consistency and variety in form, alignment, materials and colour and a sufficient level of architectural detailing; • That residential units provide an open and attractive streetscene through being oriented towards the street or other adjacent public spaces, have low or no front fencing, front facades that are not dominated by garaging but instead have clearly visible pedestrian front entrances and a balanced ratio of glazing to solid walls; • 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 	<p>areas developed in accordance with an area plan. Some of these areas incorporate retirement villages eg Wigram, Highsted. There is no such area plan or structure plan for West Melton, at least for that part of the township north of SH 73.</p> <p>The proposal can therefore be seen as an anomaly within the LZ framework, but is not inconsistent in the context of the wider West Melton Township. There is no policy or standard that stipulates that a comprehensive medium density development cannot exist without other housing typologies in a LZ Zone. The PSDP corrects this anomaly by explicitly providing for retirement villages in the General Residential Zone.</p> <p>Policy B4.1.13 applies to residential medium density development within the Living Z context, not specifically for standalone retirement villages. Nevertheless the urban design considerations are equally relevant to the latter except where there may be specific operational needs, such as additional disabled access.</p> <p>The ODP and accompanying Narrative have been prepared to give effect to the principles set out in Policy B4.1.13 as they apply to the retirement village setting.</p>
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<p>between houses, duplexes or blocks of terraces, particularly at first floor level.</p>	
<p>Policy B4.2.11 Encourage subdivision designs within Outline Development Plan areas to provide for a variety of section sizes that are designed to cater for different housing types.</p>	<p>The Explanation and Reasons states:</p> <p><i>A range of housing types are required to cater to different living requirements and different age groups within Outline Development Plan areas. It is likely that a person's housing needs will change throughout their life and it should be possible for them to meet their needs within the District. Policy B4.2.11 therefore seeks to ensure that new residential areas are designed to provide for housing diversity by creating variety in section sizes and subsequent housing types.</i></p> <p>The proposal adds to the range of housing choices to provide for local housing needs, The subdivision will comprise entirely smaller medium density housing than currently exists or is proposed by other West Melton plan changes. This will facilitate a more mixed aged community, and the ability to downsize and 'age in place'.</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>The Site has no sites of special ecological, cultural, heritage or landscape values.</p> <p>The proposal does not give effect to the CRPS Map A and Policy 6.3.1. However it is contended that the NPS-UD 2020 is a higher order document that the CRPS does not give effect to and which, through Policy 8 in particular, provides a 'gateway' for certain rezoning proposals that do not comply with the CRPS</p> <p>The proposal is seeking to provide a high quality urban environment that, by adopting existing OSDP 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

<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 B4.3.9 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 or Business zone and, where within the Greater Christchurch area, is contained within existing zoned land and greenfield priority areas identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan. <p>Policy B4.3.3</p>	<ul style="list-style-type: none"> • Ensure a coordinated and phased development approach through the ODP and providing linkages to the east to existing areas, and to the west for future urban development • Avoid a zoning pattern that leaves the Site as a barrier to efficient linkages to future development • 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 ODP is based on a subdivision concept which achieves at densities well in excess of those anticipated in medium residential zone</p> <p>This Site is appropriately located and sited to help meet that shortfall, which must be provided for under the requirements of the new NPS-UD 2020. The medium term shortfall in capacity for Selwyn has been confirmed in the most recent Housing Capacity Assessment July 2021 (Greater Christchurch Partnership).</p> <p>.</p> <p>This proposed retirement village, with its medium density standards is consistent with promoting a compact urban form.</p> <p>The proposed ODP will fulfil this policy requirement if adopted as part of the Plan Change request as required.</p> <p>The proposal is consistent with Policy B4.3.3</p>
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<p>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. 	<p>The Proposal extends the urban form of West Melton beyond its current envelop. That is, it is not infilling gaps in the existing urban area. However the scale of the development (12.5 ha) is not a significant extension (bit does provide significant development capacity in terms of the NPS-UD) and sits within a location that has the potential to be part of a wider t West Melton urban area.</p> <p>This request will introduce such an ODP prepared in accordance with Policy B4.3.8.</p> <p>The ODP has been prepared in accordance with the matters contained in Policy B4.3.8.</p>
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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. 	
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Summary of assessment against the Operative Selwyn District Plan

1. Overall the proposal to change the Selwyn District Plan from Rural Inner Plains to LZ to enable the establishment of a retirement village is consistent with the OSDP objectives and policies read as a whole, and will promote the purpose of the RMA.
2. The proposal:
 - a) does not impact on land or soil resources for other primary production activities in the future.

- b) Logically extends the urban area of West Melton in a manner that is well located for a retirement village, will help meet the substantial shortfall in land for housing at West Melton and provide additional development capacity.
- c)** Can be serviced with a reticulated public water supply, sewerage, telecoms, solid waste, and stormwater management within the Site
- d) Achieves a high level of connectivity within the Site and to wider to other parts of West Melton through enabling a range of transport options to be considered.
- e) Is on a Site with low risk from liquefaction, and with minimal flooding risk which can be readily mitigated. It contains no areas with special ecological, cultural, heritage or landscape values, nor any existing trees, bush, or other natural features that should be retained (but some existing mature planting is proposed to be retained as it has local amenity value). There are no water courses or bodies that need to be incorporated into the new development.
- f) Will contribute to the growth of West Melton township through retaining a compact urban form and adding to the variety of living environments and housing choices for residents.
- g)** Will provide a development area that is compatible with the existing quality of the West Melton environment, character and amenity values set through adopting existing zoning and its development and activity OSDP standards.
- h) 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.