

Appendix 6: Assessment of Proposed Selwyn District Plan Objectives and Policies

Marama Te Wai Ltd, West Melton

Objective/Policy	Assessment
Strategic Directions Compact and Sustainable Township Network SD-UFD-O1 Urban growth is located only in or around existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network, while responding to the community's needs, natural landforms, cultural values, and physical features.	The Site is on the western edge of West Melton as a coherent block running between Halkett and West Coast Roads. It provides a compact form to the town on the north side of the State Highway and responds to the on-going demand for houses and building lots in West Melton. West Melton's role as a service centre will continue as it is planned to be several scales larger in size than at present with up to 6000 population by 2031. The proposal is consistent with the Objective.
Urban Growth and Development SD-UFD-O2 There is sufficient feasible development capacity to meet anticipated demands for housing and business activities.	The four Plan Changes for West Melton (including this one) confirms that the development community see there is an imminent shortfall in suitable land for housing in West Melton. The general medium term shortfall in capacity for the District has been confirmed by the Council in the Capacity Update Report it adopted at its 9 December 2020 meeting. The development is essential to provide aapx 525 lots to add to West Melton's housing stock. The proposal helps achieve the Objective.
Integration of Land Use and Infrastructure SD-UFD-O3 Urban growth and development: 1. is well-integrated with the efficient provision, including the timing and funding, of infrastructure; and 2. has the ability to manage or respond to the effects of climate change.	Servicing will be determined at subdivision stage. This inland site is free of sea level rise and is remote from major river systems from a flooding perspective. The design of the development and its location within walking/cycling distance of the town centre and the public bus route provide the basis for minimising effects of climate change. The proposal achieves the Objective.
Energy and Infrastructure EI-O1 Important infrastructure is: 1. efficient, effective, and resilient, and 2. provides and distributes essential and secure services as part of local, regional, or national networks, including in emergencies; and 3. integrates with urban development and land uses throughout the district; and 4. enables people and communities to provide for their wellbeing.	IMPORTANT INFRASTRUCTURE: <i>Those necessary facilities, services, and installations which are critical or of significance to either New Zealand, Canterbury, or Selwyn.</i> The Site will be developed, in time, to full urban density serviced by Council reticulated services. This enables the West Melton community to continue to provide for its well-being.

Transport	An ITA has been prepared and that confirms how the development will link into and not create adverse traffic effects on the local road network, and the State Highway. When specific proposals are confirmed they can be assessed at subdivision stage. The Infrastructure Report and the ODP show how road connections are provided for.
Contaminated land CL-O1 Human health and the environment are not compromised by the use of contaminated land. CL-P1 Require any proposal for subdivision, development, or use of contaminated land or potentially contaminated land to apply a best practice approach to investigate the risks, and either remediate the contamination or manage activities on contaminated land to protect people and the environment. CL-P2 Use and development of remediated contaminated land does not damage or destroy any containment works, unless comparable or better containment is provided.	A PSI confirms that there are two isolated and small pockets of potential contamination at 1234 West Coast Road. It recommends a DSI (targeted site investigation) to assess the environmental effects of those hot spots and to recommend any appropriate remediation. The rest of the Site is free of potential contamination. This will ensure that human health and the environment are protected from harm. The proposal is consistent with the Policy.
Natural Hazards NH-O1 New subdivision, use, and development, other than new important infrastructure and land transport infrastructure: 1. is avoided in areas where the risks from natural hazards to people, property and infrastructure are assessed as being unacceptable; and 2. in all other areas, is undertaken in a manner that ensures that the risks of natural hazards to people, property and infrastructure are appropriately mitigated. NH-O3 Methods to mitigate natural hazards do not create or exacerbate adverse effects on other people, property, infrastructure, or the environment. NH-O4 The effects of climate change, and its influence on sea levels and the frequency and severity of natural hazards, are recognised and provided for. NH-P1 Avoid new subdivision, use, or development of land in high hazard areas... NH-P2 Avoid the development or use of land, buildings or structures in high hazard areas for any important infrastructure or land transport infrastructure... NH-P3 Restrict new subdivision, use or development of land in areas outside high hazard areas but known to be vulnerable to a natural hazard, unless any potential risk of loss of life or damage to property is adequately mitigated.	In the Proposed Selwyn District Plan the Site is mapped as part of the Plains Flood Management Area, but there are no areas of high flood hazard in the Site. Usual subdivision designs are to construct preferential flood flow paths through the Site based on the road network with detailed design at the subdivision stage. The Plan Change adopts the identification of parts of the Site (potential flood channels) within the PSDP Plains Flood Management Area. All dwellings will have an appropriate floor level above the 200 year Average Return Interval (ARI) design flood level, as required by the SPRDP rules. The geotechnical assessment shows very low risk with liquefaction. Climate Change effects are unlikely at an inland site that is remote from the coast and major rivers. The proposal is consistent with the Policy.
Flood Hazards NH-P10	The development will adopt the floor level standard as a key mechanism to manage flood risks.

In areas within the Plains Flood Management Overlay that are not a high hazard area, provide for any new subdivision, use, and development (other than important infrastructure and land transport infrastructure) only where every new residential unit or principal building has an appropriate floor level above the 200 year Average Return Interval (ARI) design flood level. NH-P12 Manage earthworks undertaken in the Waimakariri Flood Management Overlay and the Plains Flood Management Overlay to ensure that they do not exacerbate flooding on any other property by displacing or diverting floodwater on surrounding land.	The Plan Change adopts the identification of parts of the Site (potential flood channels) within the PSDP Plains Flood Management Area. All dwellings will have an appropriate floor level above the 200 year Average Return Interval (ARI) design flood level, as required by the SPRDP rules. The proposal is consistent with the Policy.
Geotechnical Hazards NH-P13 Provide for subdivision on flat land where the liquefaction risk has been appropriately identified and assessed, and can be adequately remedied or mitigated.	A geotechnical investigation confirmed the Site is suitable for its intended use and that it is unlikely that liquefaction induced ground deformation could occur.
Ecosystems and Indigenous biodiversity EIB-01 Indigenous biodiversity within the district is managed through the exercise of kaitiakitanga and stewardship,	There are no ecosystems or indigenous biodiversity mapped in the PSDP, nor evident on the Site.
Natural Features and Landscapes NFL-01 The outstanding natural features and landscapes of Selwyn are protected from inappropriate subdivision, use, and development. NFL-02 The values of the visual amenity landscapes of Selwyn are maintained and, where possible, enhanced.	There are no natural features or landscapes mapped in the PSDP, nor evident on the Site.
Subdivision SUB-01 Subdivision design and layout maintains or enhances the amenity values of the zone. SUB-02 Every site created by subdivision has the characteristics, infrastructure, and facilities appropriate for the intended use of the land. SUB-03 Site sizes reflect the anticipated development outcomes of the zone. SUB-P1 Avoid the creation of any site that cannot contain a residential unit as a permitted or controlled activity... SUB-P2 Ensure that every site created by subdivision has safe and efficient access for motorists, pedestrians, and cyclists, consistent with that required for the intended use of the site. SUB-P3	The design concepts underpinning the design and features of the development are reflected in the ODP and set out in the Urban Design Statement. The proposal is to create a high amenity residential area with amenity within streets, and in the reserves reflecting the amenity and landscape character of land to the east of the Site. A range of lots sizes are enabled to create visual variety, housing choice and different price points avoiding a standardised urban form and outlook. The ODP provides for the needs for safe and efficient access for motorists, pedestrians, and cyclists and linkages to the town centre, the school and community facilities. The proposal is consistent with the Policy.

Other than infrastructure sites or reserve sites, ensure that every site created by subdivision on which a building may be erected has all of the following features... SUB-P4 Provide for a variety of site sizes within a subdivision, while achieving an average net site size no smaller than that specified for the zone. SUB-P6 Require the subdivision layout to respond to and follow natural and physical features such as the underlying landscape, topography, and established vegetation. SUB-P7 Manage the form of land to be taken for reserves, including having regard to the...	
NOISE-O1 The health and wellbeing of people and communities and their amenity values are protected from significant levels of noise. NOISE-O2 Important infrastructure which generates noise is protected from reverse sensitivity effects.	The proposal is for a LZ development which has no noise generating activities within the Site, nor close by. There is no important infrastructure nearby that requires protection, other than SH73 along the southern boundary. All development will comply with the PDP State Highway Noise Overlay rules. A 12m landscaped setback is proposed along the SH frontage, matching the approach use for the adjoining Preston Downs subdivision.
NOISE-P3 Protect Christchurch International Airport....	N/A
District Wide Matter: Urban Growth UG-O1 Urban growth is provided for in a strategic manner that: 1. Achieves attractive, pleasant, high quality, and resilient urban environments; 2. Maintains and enhances the amenity values and character anticipated within each residential, kainga nohoanga, or business area; 3. Recognises and protect identified Heritage Sites, Heritage Settings, and Notable Trees; 4. Protects the health and well-being of water bodies, freshwater ecosystems, and receiving environments; 5. Provides for the intensification and redevelopment of existing urban sites; 6. Integrates with existing residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas; 7. Is coordinated with available infrastructure and utilities, including land transport infrastructure; and 8. Enables people and communities, now and future, to provide for their wellbeing, and their health and safety.	The development is controlled by an Outline Development Plan Appendix 1 which is based on core concepts to achieve attractive, pleasant, high quality, and resilient urban environments that maintain and enhance the amenity values and character anticipated. There are no significant on-site water bodies other than water races. The ODP shows how the development will integrate into the existing built up area of West Melton to the east. The ODP achieves good linkage with and integrates with land transport infrastructure (Bus, walk, cycle). NZTA have proposals to upgrade the West Coast/Weedons Ross Roads intersection. The proposal will provide a future option to ensure that the West Melton community can provide for its wellbeing, and their health and safety for housing choice, transport movement, and recreation needs. The proposal is consistent with the Policy.

UG-02 Townships maintain a consolidated and compact urban form to support: 1. Accessible, sustainable and resilient residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas; 2. The role and function of each urban area within the District's Township Network and the economic and social prosperity of the District's commercial centres; and 3. The efficient servicing of townships and integration with existing and planned infrastructure. UG-03 There is sufficient feasible housing and sufficient business development capacity within Greater Christchurch to ensure: 1. The housing bottom lines are met; 2. A wide range of housing types, sizes, and densities are available to satisfy social and affordability needs and respond to demographic change; and 3. Commercial and industrial growth is supported by a range of working environments and places to locate and operate businesses consistent with the District's Activity Centre Network.	The Site is on the western boundary of the northern quadrant of West Melton adjoining existing residential development stepping out as a coherent block running between Halkett and West Coast Roads. It ensures a consolidated and compact urban form. The development within itself, and in its linkages to existing and future urban areas, provides an accessible, sustainable and resilient residential neighbourhood that seamlessly knits in to the exiting township supporting its role in the district's Township Network. The proposed rezoning will enable West Melton to better meet its role as a Service Centre, including providing additional local residents to support local services and facilities. Providing an additional appx 525 LZ and LLR (average 1000m²) Residential lots will contribute to ensuring that there is sufficient feasible housing capacity to meet the needs of the next immediate period (3-5 years). Provision for medium density housing in the development enables a wide range of housing types, sizes, and densities to be available to satisfy social and affordability needs and respond to demographic change. The proposal is consistent with the Policy.
Urban Growth UG-P1 Spatially identify new urban growth areas supported by a Development Plan. UG-P3 Avoid the zoning of land to establish any new urban areas or extensions to any township boundary in the Greater Christchurch area of the District outside the Urban Growth Overlay. Urban Form UG-P7 Any new urban areas shall deliver the following urban form and scale outcomes: 1. Township boundaries maintain a consolidated 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	The Site is not within the Our Space Fig 16 identified FDAs and is not within the Urban Growth Overlay. UG-P3 is not consistent with the NPS-UD 2020 which is the higher order planning document and takes priority. The proposal is consistent with Policy UG-P7 on all fronts. The rezoning will better enable West Melton to achieve its role as a Service Centre.

there are more appropriate alternative locations available.	
UG-P8 Avoid the following locations and areas when zoning land to extend township boundaries to establish new urban areas: 1. Sites and Areas of Significance to Māori; 2. Significant Natural Areas; 3. Outstanding Natural Landscapes and Visual Amenity Landscapes; and 4. High Hazard Areas.	None of the Matters in UG-P8 apply to the Site.
UG-P9 Recognise and provide for the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas.	The Site has mostly Class 3 soils with small areas of Class 2 soils.
UG-P10 Ensure the establishment of high-quality urban environments by requiring that new urban areas: 1. Maintain the amenity values and character anticipated within each township and the outcomes identified in any relevant Development Plan; 2. Recognise and protect identified Heritage Sites, Heritage Settings, and Notable Trees; and 3. Preserving the rural outlook that characterises the General Rural Zone through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments.	The proposal is consistent with UG-P10. The development respects and builds on the amenity values and character of West Melton. It proposes a number of reserves to provide a break in the built form and an amenity space within the Site.
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 proposal will give rise to no reverse sensitivity effects. The ITA confirms that the proposal will not create issues on the safe, efficient and cost-effective operation of the land transport infrastructure, and the strategic transport network.
UG-P12 Ensure the zoning of land to extend township boundaries to establish new urban areas demonstrates how it will integrate with existing urban environments, optimise the efficient and cost-effective provision of infrastructure, and protect natural and physical resources, by:	The proposal is consistent with this policy.
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	The Site is not within an FDA identified in Our Space. The submission has an extensive discussion on Chapter 6 CRPS, on the issues around future development capacity, the status of the various District Council strategy documents, and Our Space which represents the Greater Christchurch Councils' goals (now out of step and out of date) for providing future development capacity. That discussion notes <i>the current CRPS is not consistent with the NPS-UDC or its replacement, the</i>

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. c. The minimum net densities of 12hh/ha for residential activities or 1 to 2hh/ha for rural residential activities are met; 4. A diversity in housing types, sizes and densities is demonstrated to respond to the demographic changes and social and affordability needs identified in a HDCA, FDS or outcomes identified in any relevant Development Plan; and 5. An ODP is prepared that addresses the matters listed in UG-ODP Criteria and incorporated into this Plan before any subdivision proceeds.	<i>NPS-UD. It retains a 'hard and fast' urban/rural boundary line which predates both NPSs and there is no ability to rezone land outside the Map A greenfield priority or existing urban areas.</i> <i>The point is made that the NPS-UD 2020 has immediate effect, so in the meantime, proposals (such as this submission) must interpret 'significant development capacity' in the context of the overall intent and purpose of the NPS-UD as articulated in the NPS-UD objectives and policies.</i> An assessment of the proposal against the NPS-UD 2020 concludes that the rezoning proposal is a fundamental inconsistency with Map A of Chapter 6 but is consistent with the approach of the NPS-UD for significant development capacity either on its own (adding up to 70% additional houses) and if it is added to the other Plan Changes in West Melton. The proposed development is consistent with and will not give rise to any concerns with respect to all the matters listed in RPS Policy 6.2.1 clauses 4. to 11. The proposed LZ rezoning will achieve a minimum 12 hh/ha and provide a greater diversity of housing choices, including more smaller more affordable medium density housing than existing housing available in West Melton. An ODP (DEV-PR3) is proposed, which meets the UG-ODP criteria.
--	--