



Application for Private Plan Change

Marama Te Wai Ltd

Selwyn District Council

December 2020

REQUEST TO CHANGE THE SELWYN DISTRICT PLAN UNDER CLAUSE 21 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991

Request by: Marama Te Wai Ltd
C/- Aston Consultants Ltd
PO Box 1435
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To: The Selwyn District Council

Involving the: Operative Selwyn District Plan

The location to which this application relates is:

A 50 ha site located on the western edge of West Melton with frontage to SH 73 and Halketts Road.

The legal descriptions and addresses of the land to which this application relates are as follows:

Table 1

Address	Appellation Title	Area (ha)
1234 West Coast Road	RS 6619	12.55
1252B West Coast Road	Lot 1 DP 471561	5.19
125A West Coast Road	Lot 2 DP 471561	4.8085
343 Halkett Road	Lot 1 DP 525046	4.67
	Lot 2 DP 525046	4.08
343 Halkett Road	Lot 3 DP 525046	4.67
Greenfields Total		35.9685 ha
West Shepherd Avenue sections		14.40
Grand Total		50.3685 ha

The Proposed Plan Change seeks to amend the Operative Selwyn District Plan (OSDP) to enable development of the 50 ha site (the Site) for residential purposes, including some medium density lots in a sustainable and integrated manner that will provide for the needs of the West Melton and Selwyn community.

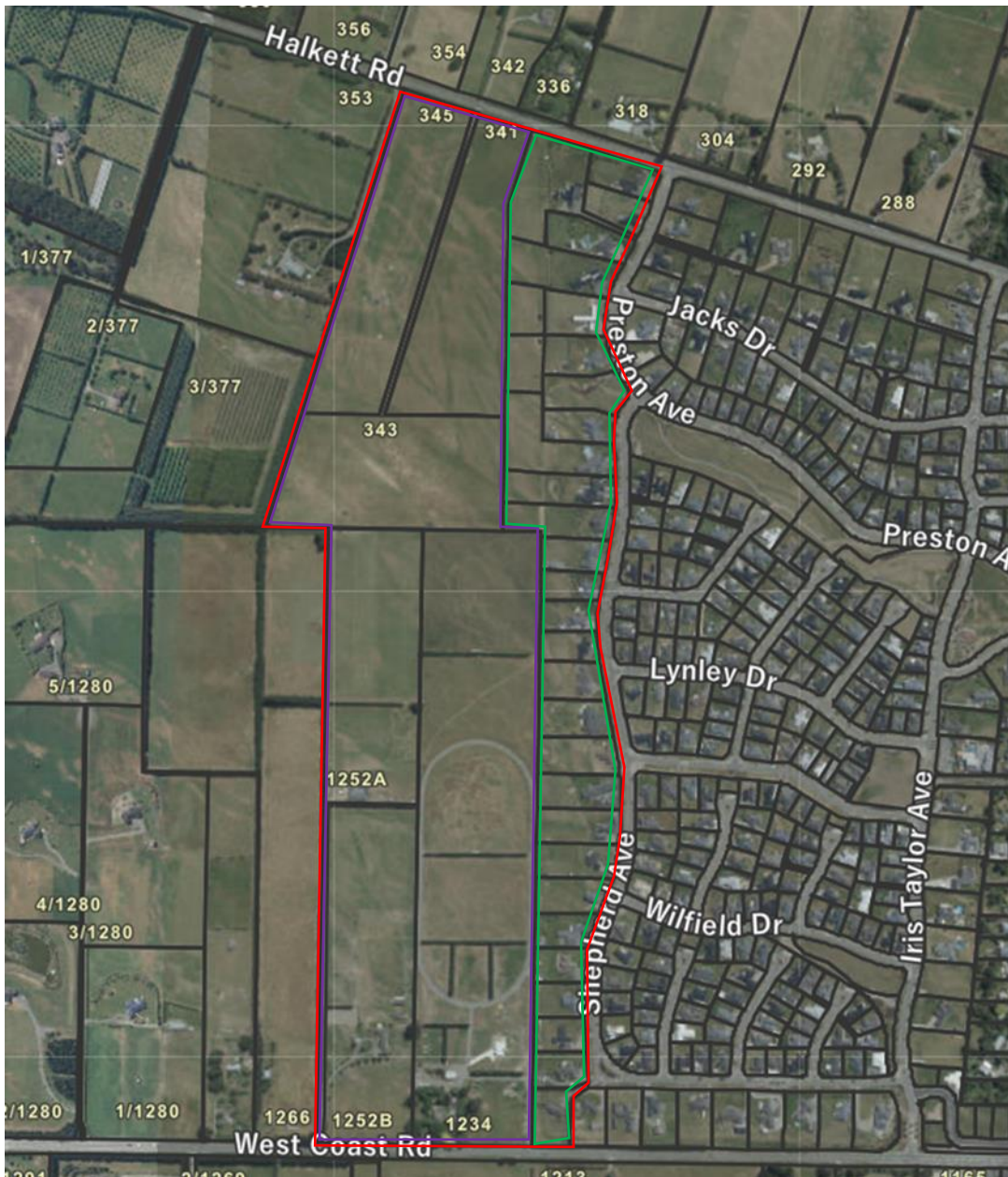


Figure 1: The Site and Proposed zoning - Site outlined in red, Living Z Zone outlined in purple, Living 1 West Melton Zone outlined in green.

The Plan change includes the following changes to the Operative Selwyn District Plan and associated Planning Maps:

- Amend OSDP Planning Maps by rezoning the land identified above from Rural Inner Plains to Living Z and Living 1 West Melton as shown on Figure 1 above ; and
- Insert the Outline Development Plan attached in **Appendix 1** to ensure a coordinated and consistent approach to land development; and

c) Amend 12.1 Subdivision Table C12.1 as follows (additions in bold and underlined)

Township	Zone	Average allotment size not less than
West Melton	Living 1	1,000m ²
	Living 1B	2,800m ²
	Living 2	5,000m ²
	Living 2A	Maximum number of allotments is 10, and a minimum allotment size of 1 ha.
	<u>Living Z</u>	<p><u>Low Density: Average allotment size of 650m² and a minimum individual allotment size of 500m²</u></p> <p><u>Medium Density (Small-lot): Maximum average allotment size of 500m², with a minimum individual allotment size of 400m²</u></p> <p><u>Medium Density (Comprehensive): Maximum average allotment size of 350m², with no minimum site size.</u></p> <p><u>– Comprehensive Medium Density residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs – Appendix x; and</u></p> <p><u>– Within a comprehensive Medium Density residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided.</u></p> <p><u>Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown on Appendix x of the township volume of the District Plan.</u></p>
	Living WM Medium Density	Minimum lot area of 500m ² and maximum lot area of 3000m ² (Appendix 20A)
	Living WM Low Density	Minimum lot area of 3000m ² and maximum lot area of 5000m ² (Appendix 20A)

	So that a total of 292 allotments must be achieved across the whole Living WM Zone
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- d) Any consequential, further or alternative amendments to the Operative Selwyn District Plan to be consistent with and give effect to the intent of this application and the interests of the Applicant.

Signed:



Fiona Aston, for and on behalf of Te Wai Marama Ltd

Dated: 17 December 2020

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Figure 1: The Site

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Overview

Purpose of the Plan Change Request

1. The purpose of the proposed Plan Change is to re-zone about 50 ha of Inner Plains land to Living Z and Living 1 West Melton to enable the residential development on the north western edge of West Melton for a site with frontage to SH73 and Haketts Road..
2. Development will be in accordance with an Outline Development Plan (ODP) shown at **Appendix 1** to ensure an integrated approach to residential development including provision of appropriate road linkages to the existing urban area and possible future urban areas to the west and south of the Site.

Reason for Request

The reasons for our application are outlined below. In summary:

- a) The proposed rezoning is both appropriate and necessary to achieve sustainable growth and development of West Melton and meet the requirements of the NPS-UD 2020.
- b) The Site is an ideal, logical and preferred location to contribute to the further urban growth of West Melton. It will achieve a compact, and efficient, urban form with good connectivity by multiple transport modes.
- c) The rezoning offers a number of urban form/urban design and amenity benefits for West Melton. It assists in the completion of an interconnected and cohesive urban form; provides a gateway into West Melton Town along SH73; provides for integration with anticipated future developments to the south; access to the town centre, community services and recreation including a possible alternative route via south west quadrant; a mix of residential/lot typologies to promote a mixed community and a variety of price points; two central open spaces that contributes to amenity and identity; and gateways on Halkett Road and SH73 to contribute to a sense of address/identity and wayfinding
- d) The rezoning will make provision for a further approximately 525 households. It will add to the stock of suitably zoned residential land and contribute to a well-functioning urban environment, meeting the NPS-UD 2020 Objective 6 c) and Policy 8 criteria for 'unanticipated' (in an RMA document) plan changes.
- e) Any adverse effects on the environment arising from the rezoning will be minimal and able to be mitigated. The proposed Development Plan will control the fundamental structure of the proposal.

- f) Significant positive effects arise from the rezoning. It will contribute to meeting the short term housing demand at West Melton and will provide higher density housing which is in demand and currently undersupplied at West Melton (which to date has had a focus on larger lots as evident from the substantial areas of existing low density residential zoning and development). Proposed plan changes 59, 67 and 74 propose to continue this pattern of low density development with lot sizes in the 500m² – 3000m² size range.
- g) There is no additional cost to the Council in re-zoning the Site. Development contributions will contribute towards any required upgrades to utilities that may be required to service the proposed development and other growth proposals at West Melton (which could be for wastewater and water supply). There is capacity in the existing road network to service the development.
- h) The rezoning is consistent with the Operative Selwyn District Plan (OSDP) objectives and policies, except those relating to Urban Growth (in part) which are already out of step with higher order RMA statutory documents because they do not give effect to the NPS-UD 2020.
- i) The alternatives of retaining General Rural or Rural Residential are not an efficient use of this block of land located as it is immediately adjoining the urban area of West Melton, and in a location close to and conveniently accessible to the town centre. There are already substantial existing and proposed areas of R3 land at West Melton.
- j) The rezoning is consistent with and the most appropriate, efficient and effective means of achieving the purpose of the Resource Management Act 1991.

The Site

- 3. The Site is a 50.3685 ha block of land fronting West Coast and Halkett Roads, West Melton **(Figure 1)**.
- 4. The Submitter has an interest in 1234 West Coast Road (12 .55 ha). However, additional land is included in the submission in order to create logical zoning boundaries, create scale for servicing and site design and facilitate access options and connectivity, including via Halketts Road, the existing Preston Downs subdivision as well as one access point onto the SH.
- 5. The Submitter is in the process of consulting with neighbours.
- 6. The Site boundaries are defined by the West Coast Road (SH) to the south, the existing Preston Down subdivision to the east and Halkett Road to the north. The western boundary is with existing rural lifestyle blocks.
- 7. West Melton school and shops on the north side of the SH on West Melton Road are within walking distance (appx 800m – 1.2km), including connecting routes through Preston Downs.

There are additional public facilities on the south side of the SH, including the Domain and community centre and the West Melton Tavern at the intersection.

8. The Site is 50 ha of land. The western portion comprises six lifestyle blocks which are each around 4 – 5 ha, apart from 1234 West Coast Road which is 12.55 ha. The eastern portion is the existing Living West Melton Zone on the west side of Shepherd Avenue. Development densities are specified in Appendix 20A below. The western Shepherd Avenue properties are to be in the 3000-5000m² size range. Notwithstanding, the appx northern half are slightly larger blocks, held in 10 titles in the 1.1ha – 4000m² range (most being between 5000m²-1 ha). The southern half lots are smaller (17 lots) in the 3000m²-5000m² size range.
9. Any fencing along the Haketts Road or Weedons Ross Road frontages, or along the boundary with the Inner Plains is to be generally consistent along the length of the frontage and of an open, rural style such as post and rail or post and wire.

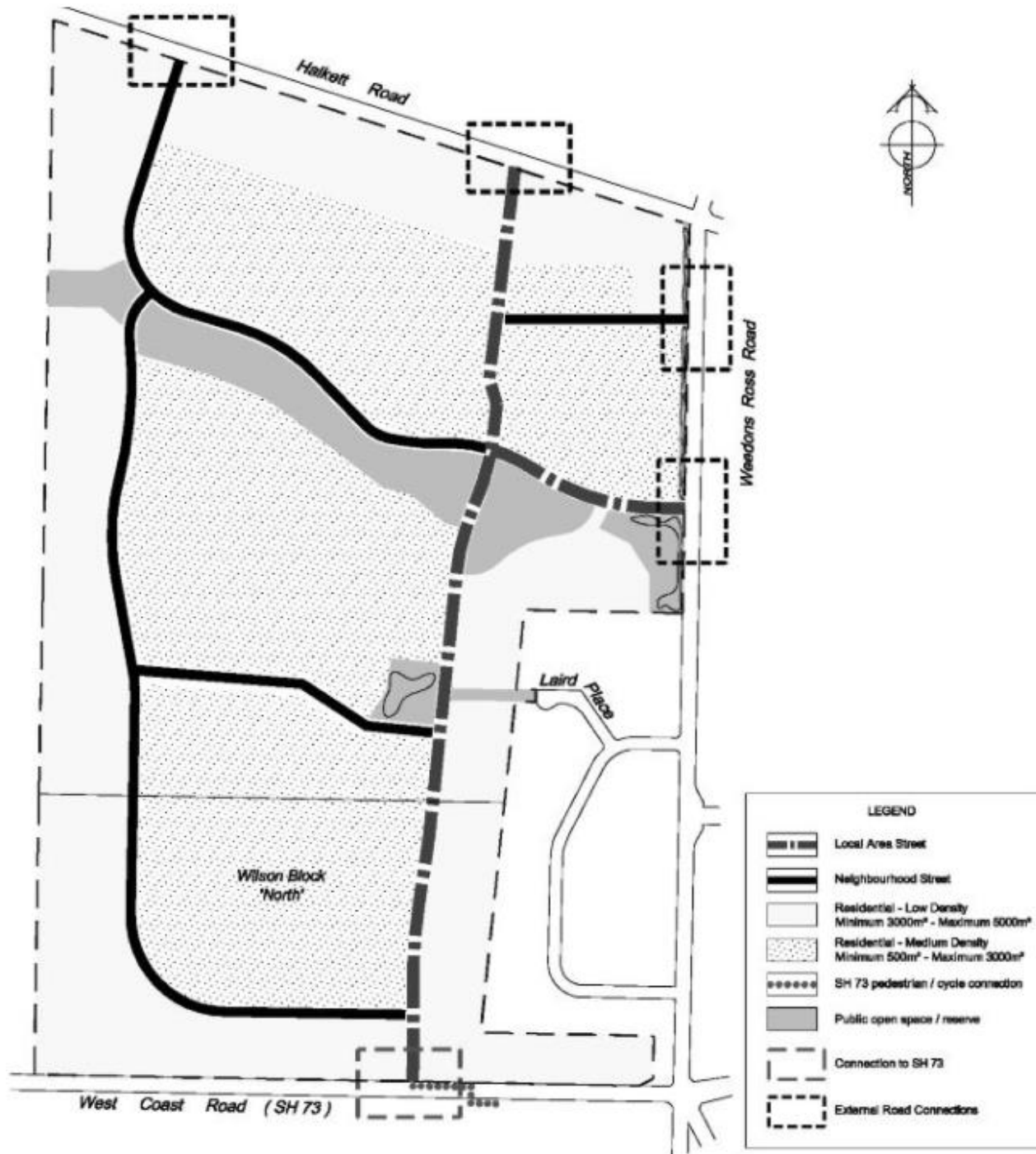


Figure 2: Appendix 20A Operative Selwyn District Plan

10. The neighbouring Preston Downs is a residential areas with a mix of residential lots ranging from standard urban through to large lots along Shepherd Avenue. The proposed site extends across to Shepherd Avenue to include these larger lots on the western side to enable a suitable level of intensification and connectivity across this eastern boundary.

11. There is an existing dwelling on 1234 West Coast Road and most of the LWM sites.
12. The Site sits on the western edge of the rapidly growing West Melton township. The 2018 population of West Melton was 2085 (2018 Census), an increase of 1305 people (63%) since the 2013 Census when the population was just 780.
13. The Site has a generally flat topography. There are no significant features on the Site other than existing dwellings and shelter planting. The rural lifestyle lots are used for grazing purposes and seasonal hay cutting.
14. There are other rezoning proposals at West Melton comprising

Plan Change & applicant	Area(ha)	Lot size range	Yield (number of lots)
PC59 (Wilfield Developments Ltd)	73.5	1100m ² – 3000m ² , 3000-5000m ² along eastern periphery	Not specified (currently there are 191 residential sites, proposal is for residential intensification). Current zoning is for minimum average 5000m ² lots, with L2A minimum 1 ha
PC 67 (Wilfield Developments Ltd)	33.44	1100m ² – 3000m ² , 3000-5000m ² along eastern periphery	Not specified. Greenfield site.
PC 74 (Hughes Developments Ltd)	20.69	500m ² – 3000m ²	130
Total	127.63		

15. These plan changes are all for larger average lot sizes than the Living Z and Living 1 Zone West Melton proposed for the Site. Two are proposed by the same developer (Wilfield Developments Ltd).
16. The relative location the above rezoning proposals and the Site are shown below.

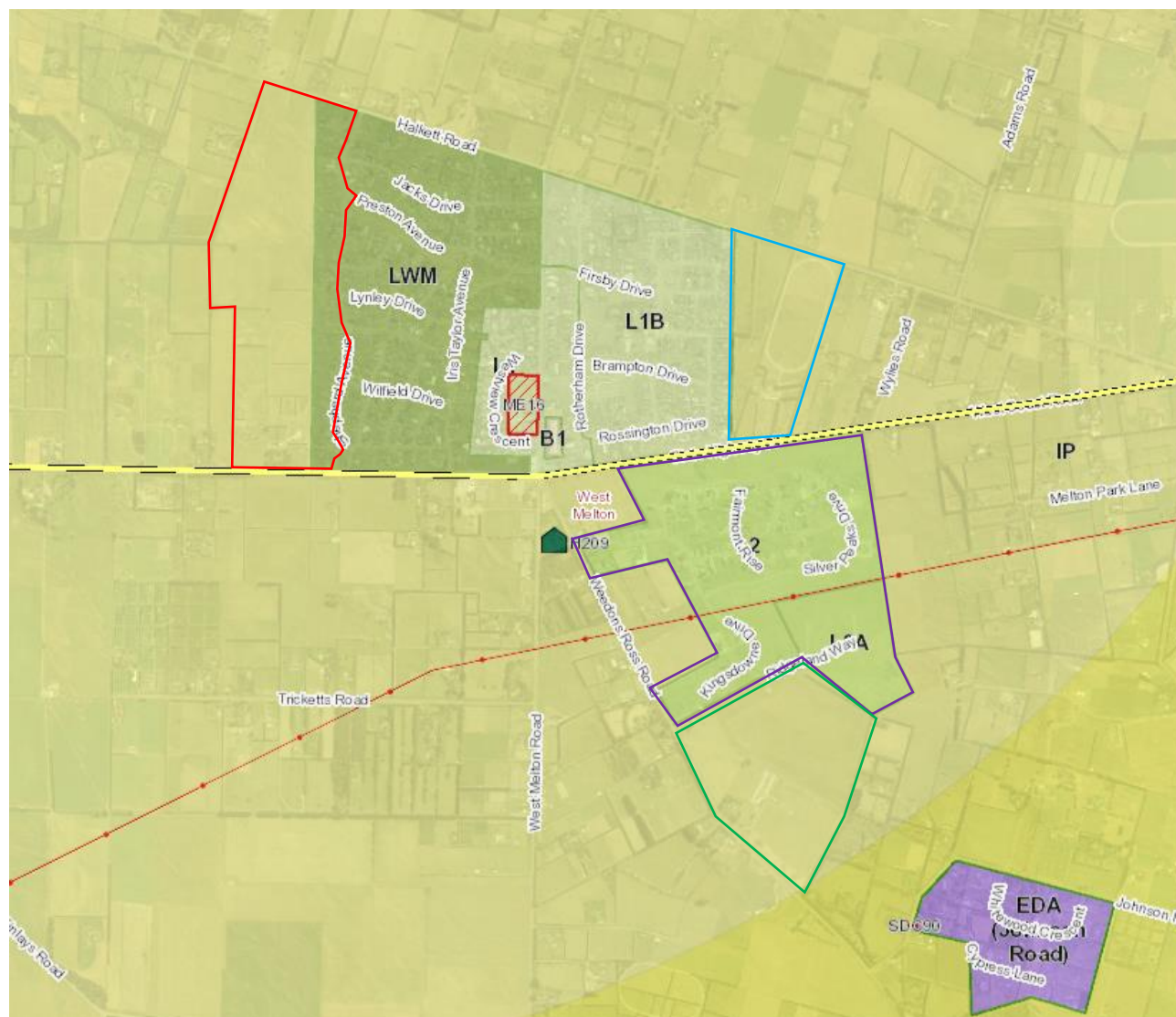


Figure 3: Plan Change Proposals West Melton superimposed onto Operative District Plan planning map
 Site outlined in red; PC74 outlined in blue; PC59 outlined in purple; PC 67 outlined in green

Chapter 6 of the Canterbury Regional Policy Statement & Our Space

17. The Site is not located within a Greenfield Priority Area – Residential as indicated on Map A Greenfield Priority Areas in Chapter 6 of the Canterbury Regional Policy Statement (RPS). **(Figure 4).**

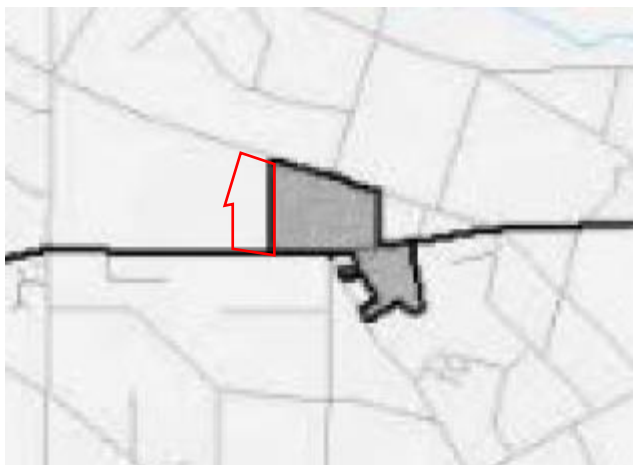


Figure 4: Map A Chapter 6 Regional Policy Statement Greenfield Priority areas (green)
Site outlined (approximate) in red, grey – existing urban areas

18. The Our Space Greater Christchurch Settlement Update (2019) reviewed the Greater Christchurch settlement pattern in response to the requirements of the National Policy Statement – Urban Development Capacity 2016 (NPS-UDC 2016). It recommended additional Future Development Areas at Rolleston, Kaiapoi and Rangiora. The Future Development Areas (FDAs) incorporated areas within the existing Projected Infrastructure Boundary shown in the operative Canterbury Regional Policy Statement in Map A. The Future Development Areas are ‘indicative only’. There are no FDAs at West Melton.
19. A new National Policy Statement – Urban Development 2020 is now in place. Work has yet to be completed to revisit the Our Space and RPS housing targets (due mid 2021), to make provision for the FDAs and to identify any further new potential urban growth areas in the RPS.

Operative Selwyn District Plan Zoning

20. The Site except for the west Shepherd Avenue blocks is zoned Rural Inner Plains (RIP) in the Operative District Plan. The minimum lot size for subdivision and a dwelling is 4 ha in the RIP zone. The west Shepherd Avenue sites are zoned Living West Melton which covers all of Preston Downs (dark green on **Figure 3** map above). Development is subject to an Outline Development Plan which specifies lots minimum 3000m² and maximum 5000m² along the north, west and south periphery of the zone (see **Figure 3** above. For the rest of the zone the standard is minimum 500m² and maximum 3000m² lots.

Proposed Selwyn District Plan

21. The Site apart from Shepherd Avenue west is zoned General Rural Zone Special Control Area RD1 Inner Plains (GRUZ SCA-RD1). The minimum lot size for subdivision and a dwelling is 4 ha **(Figure 3)**.
22. Shepherd Avenue west is zoned Large Lot Residential. The minimum lot size is 3000m² and average 5000m².
23. Parts of the Site are within the Plains Flood Management Overlay **(Figure 5)**. This shows land subject to flooding in a 1 in 200 year return flood event.



Figure 5: Proposed District Plan Zoning: the Site. Site outlined in red. Orange hatched is State Highway Noise Control Overlay

APPROACH AND KEY FEATURES OF PLAN CHANGE

24. The proposal is to rezone the Site (50ha) to Living Z. The proposed lots will be developed in accordance with the Living Z Zone standards, with a minimum average lot size of 650m²,

and minimum lot size of 500m². There will also be provision for small lot development, such that a minimum density of 12 households/ha is achieved.

25. Intensification of the existing western Shepherd Avenue LWN area is proposed, which will also facilitate connectivity across this eastern boundary. For this area, a minimum average lot size of 1000m² is proposed as a suitable 'transition' area into the proposed higher density Living Z Zone to the west.
26. An ODP is attached as **Appendix 1**. This will guide and ensure an integrated approach to residential development, including provision of appropriate road linkages to the existing urban area to the east and possible future urban areas to the south of the Site.
27. The ODP is based on an urban analysis of development and growth patterns in West Melton followed by an overall urban design concept that focuses on movement, connectivity, and residential amenity to achieve a cohesive future urban form.
28. The design concept for the Site uses a similar approach as the Preston Down layout with a dominant north south road connection through the site from SH73 to Halkett Road and a variety of secondary road connections supporting the natural drainage pattern of the underlying terrain, creating an organic and fluid road network .
29. The Site can be split into a north and south portion with a natural 'high point or line 'splitting the catchment areas. This has resulted in two strategically located utility reserves in naturally occurring low points for stormwater collection and treatment. The southern area creates a high amenity entry to the Site from SH73 whilst the more central area is grouped with a recreational reserve to create a large open space for the new community.
30. A second recreational space is proposed in the northern portion of the Site in close proximity to the existing reserve on Shepherd Avenue creating a green link to this neighbourhood providing strong connectivity and extending the existing green network of West Melton into the site.
31. This main road layout combined with the green network creates the overarching structure for the development.
32. Towards the south, a direct road connection to SH73 is proposed with the option to extend this link into the South - West quadrant of West Melton and connect to this potential future neighbourhood. This link will provide an alternative high amenity route to the centre, local domain and community facilities once the southern quadrant is developed.
33. The road connection at the SH has been strategically placed to create a natural entry to the Site framed by established specimen trees creating a gateway in to the Site. The proposed

road reserve at this southern end is deliberately wide to allow for a variety of intersection layouts, including a roundabout should this be required.

34. This intersection will also create a gateway into the township and work as a threshold controlling traffic flows and reducing speeds.
35. At the main entry into the Site the utility reserve and the existing dwelling, with a well-established tree lined garden, create a natural large setback for proposed new dwellings away from SH73. This will give the entry a sense of openness and a visual and oral buffer.
36. On the remaining SH boundary, west of the intersection, a 12m buffer zone is proposed with strategic planting on larger lots to provide visual and sound protection from the SH functions. This mirrors the approach for the SH frontage of adjoining Preston Downs.
37. As a result of this treatment the southern boundary of the Site offers a gradual transition from rural to residential.
38. Along the eastern boundary up to three logical connections can be provided, linking directly to Shepherd Avenue and the east-west roads in Preston Downs.
39. Possible road and cycle connections (3) are also shown along the western boundary, to allow for potential further future growth westwards, in time. For this reason, lower density lots are not proposed at the urban/rural interface.
40. Further connectivity within the Site, is provided through additional local roads (to be confirmed at detail subdivision stage) and pedestrian / cycle ways, providing linkage to all desirable destinations such as the neighbourhood parks and the large utility reserves.
41. Safe pedestrian and cycle connections to the town centre, the school, and the domain are easily accessible via the three eastern connections into the existing road network of Preston Downs, leading directly to the central hub. An alternative future route can be developed through the southern quadrant with good pedestrian links across SH 1 at the southern entry to the Site using the utility reserve as a high amenity pedestrian entry point to the Site.
42. The ODP layout has been designed to accommodate several medium density housing locations, which will provide a greater mix of house types and price points, and enable the minimum density of 12 hh/ha to be met. These intensified pockets of medium density are suited to co-location with the open green spaces and in high amenity/ low traffic residential streets. The open space provides those residents with additional opportunity for outlook; and quiet, low traffic residential streets can function as additional outdoor space if designed accordingly.
43. Additional locations for medium density housing in smaller clusters can also be accommodated more generally throughout the ODP area, in midblock locations around

shared access roads, within quiet cul de sacs, or in areas where the geometry of the underlying land creates unique 'left over' pockets, and infill sites suitable for smaller lots.

ENVIRONMENTAL EFFECTS OF PROPOSED CHANGE

Township growth, urban form and urban design

44. An Urban Design Statement (UDS) is attached as **Appendix 8**. It considers that as a result of piecemeal development, the urban form of West Melton is currently still underdeveloped and lacking cohesion and connectivity. However, a strong structure of four clearly identifiable quadrants is emerging around a central commercial / community area. Each quadrant is still 'in development' with the northern quadrants most advanced, the south-eastern quadrant shows some residential development that has the ability to infill and naturally grow to its full size and a south-west quadrant that is lacking development.
45. The Site lies within the north-west quadrant which comprises the Preston Downs subdivision with urban growth proposed by way of the submission incorporating:
 - a) new residential development on rural farm land with direct linkages to east and south
 - b) selected residential infill development of existing large lots
 - c) open space and recreation areas to support residential development
46. The proposed rezoning allows for an appropriate extension of the North West Quadrant which essentially 'mirrors' in form (but with much better connectivity to the existing township) the proposed extension of the North East Quadrant (Plan Change 73). The township currently extends a similar distance in both of these directions (approximately 800m).
47. The proposed rezoning offers a number of urban form benefits for the township. It:
 - a) assists in the completion of an interconnected and cohesive urban form
 - b) provides a gateway into West Melton Town along SH73
 - c) provides for integration with anticipated future developments to the south
 - d) provide access to the town centre, community services and recreation including a possible alternative route via south west quadrant
 - e) provide a mix of residential/lot typologies to promote a mixed community and a variety of price points
 - f) provide two central open spaces that contributes to amenity and identity

- g) provide gateways on Halkett Road and SH73 to contribute to a sense of address/identity and wayfinding.

Neighbourhood and wider community effects

- 48. Approximately 5000m² of the greenfield land will be required for stormwater management purposes, leaving 35 ha. This could support approximately 420 residential lots (based on 12 hhs/ha). Full intensification of the LWM zone (14.4. ha) could yield a further 173. The maximum yield could be 593 sites, but it is unlikely all LWM lots will intensify and the degree of intensification is likely to be constrained by the position of existing dwellings and garden areas and access. This intensification is likely to be 'organic', occurring over time.
- 49. West Melton is well-positioned in relation to Greater Christchurch, to support further growth, being close and readily accessible to Rolleston business areas and Christchurch west, including the airport employment hub. Further residential growth will in turn support more business activity, schools, community facilities and community organisations.
- 50. This proposal will support such activity.
- 51. No reverse sensitivity effects are anticipated with road boundaries to the north and south and existing residential development to the east. The ODP has taken into account the western edge with rural lifestyle blocks. Larger lots are not proposed in recognition that there might be further urban growth westwards in time. Lot configuration can be considered at subdivision stage, with a focus on ensuring properties are deep enough to set new dwellings back from the rural boundary to allow space for strategic on site planting. This strategic use of landscaping will screen the more built-up environment and soften the views from the rural land into the site whilst still allowing views from the Site to the west maximising the high amenity and rural outlook.

Well-functioning urban environments

- 52. The assessment of the criteria in the NPS-UD 2020 for determining a well-functioning urban environment below shows that the proposal will deliver urban, housing and residential outcomes that meet those criteria. The Site is well-positioned, building as it does on an existing township well-served by public transport and cycling options, to provide good accessibility to jobs, community services, and open spaces, as well as mitigating climate change impacts and future natural hazards by being not near the coast and well removed from major rivers.

NPS-UD Policy 1	Assessment
<p>(a) have or enable a variety of homes that:</p> <p>(i) meet the needs, in terms of type, price, and location, of different households; and</p> <p>(ii) enable Māori to express their cultural traditions and norms;</p>	<p>The proposal is to have medium, standard and larger (minimum average 1000m²) lots supporting different housing typologies and price points</p>
<p>(b) N/A business sectors</p>	
<p>(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and</p>	<p>The Site is within easy and convenient walking/cycling distance to the existing West Melton shops and school on the north side of the West Coast Road; and to the community centre, preschools, Domain and West Melton Tavern. NZTA proposed upgrade at the West Melton Road/SH/Weedons Ross Road intersection will improve the efficiency and safety of this intersection, facilitating pedestrian movements across the SH and resolving SH severance issues which have hampered development of the township to date (see Appendix 3 for details).</p> <p>The Site layout can be designed to support future public transport, with the widths of primary and secondary roads wide enough for a bus stop. There is currently a public bus service between West Melton, Darfield and central Christchurch with various bus stops at West Melton. There is also a private school bus service into Christchurch.</p> <p>West Melton is close to a number of significant employment hubs including Rolleston north industrial development (Izone and Iport), Darfield (including Fonterra dairy factory), Christchurch International Airport, Hornby and Islington.</p>
<p>(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</p>	<p>This proposal for rezoning will contribute to ensuring some competition in the West Melton market, with the other urban growth proposals (Plan Changes 59, 67 and 74) involving just two developers.</p>
<p>(e) support reductions in greenhouse gas emissions; and</p>	<p>The Site has significant advantages in being within walking distance of the town centre and township reserves, community facilities and school. The Site is</p>

	<p>readily accessible to a public bus route which includes stops along West Coast Road.</p> <p>The proposal enables a consolidated form to West Melton with excellent connectivity and linkages via multiple transport modes to the town centre reducing the need for car travel, and including the potential for a second linkage to the community centre, Domain and West Melton Tavern on the south side of the SH via a new SH crossing linking to future potential residential development in the southwest quadrant of the township.</p>
(f) are resilient to the likely current and future effects of climate change	<p>The Site is an inland site away from major rivers. It is not at risk from climate change induced extreme natural hazard events like sea level rise, or river flooding.</p>

Landscape and visual effects

53. The proposal will lead to a change in the landscape of the Site from rural lifestyle/ rural residential blocks with generous sized dwellings and gardens, to an urban environment dominated by residential building that will, in time, get the benefit of street tree and reserve plantings and landscape treatments around the houses.
54. The visual effects will arise from a change in the number of vegetative and built elements in the landscape and those effects are unavoidable if the Site is to contribute to the on-going growth of West Melton. It will be just a different amenity and quality of environment but one that will be entirely consistent with and supportive of the urban development that has proceeded to the east, and is contained by strong road boundaries to the north and south.
55. The Outline Development Plan and urban design concept for the Site includes appropriate boundary treatments:
 - a) Along the SH73 southern edge, the utility reserve, the existing dwelling, and a 12m buffer zone with strategic planting create a natural large setback from SH73 to provide visual and sound protection. All access to lots is internalised with a single point of entry off SH73. The intersection on SH73 can be designed to become an attractive gateway into the township and a future connection to the South- West quadrant;
 - b) Along the western edge with adjoining rural land, at subdivision stage, lot configuration can ensure properties are deep enough to set new dwellings back from

the rural boundary to allow space for strategic on site planting. This strategic use of landscaping will screen the more built-up environment and soften the views from the rural land into the Site whilst still allowing views from the Site to the west maximising the high amenity and rural outlook.

- c) Similar to SH73, Halkett Road offers a single point of entry and all lots along this road will be accessed internally from the Site. A continuous rural style open fencing along Halkett Road can achieve a cohesive street appearance.
- d) Slightly larger lots have been positioned within the eastern intensified LLR area (relief area) in order allow for better integration of the existing dwellings and offer the possibility to retain some of the established garden areas.

Effects on ecosystems and habitats

- 56. The Site supports no significant ecosystems or habitats. None have been identified in the Proposed District Plan.
- 57. Surface water bodies within site and surrounding areas comprise water races, private ponds, and stormwater management areas. There are two local/lateral water races in the north of the site that are part of the Paparua Water Race Scheme. One of the private ponds is located in the mid-portion of the rural land area (adjacent to one of the water race laterals), while three other ponds are located in the existing residential properties to the east.

Effects on natural and physical resources

- 58. The Site contains predominantly Land Use Capability Class 3 soils with a small area of Class 2 soils (**Figure 6**). The existing lot sizes for the rural lifestyle lots preclude farming other than on a very much part-time basis. Given the small size of the existing parcels and current layout with significant garden areas and buildings, it does not have any realistic productive potential.
- 59. There will be a degree of site disturbance as part of creating the roading network, and reserves, and as part of curtilage development on each lot.

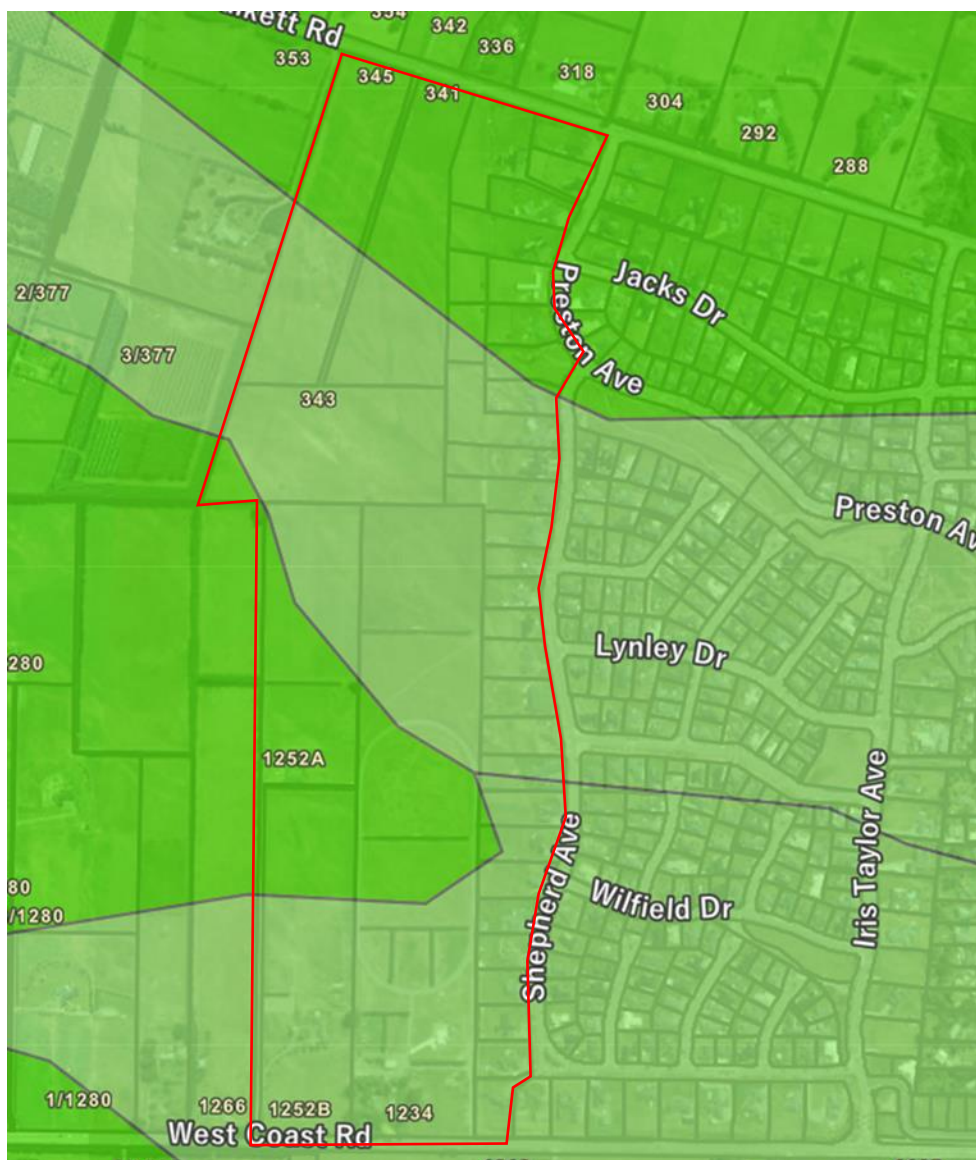


Figure 6: Soil quality. Bright green – Class 2; dark green – Class 1; grey/green – Class 3.
Site outlined in red

Effects on tangata whenua values

60. The Proposed District Plan does not identify any resources or sites of significance to tangata whenua on or in close proximity to the Site.
61. The site is not listed as an archaeological site on the NZ Archaeological Site database.
62. An assessment of the Mahaanui Iwi Management Plan is below.

Discharges of contaminants into the environment

- 63. There will be no discharges of contaminants into the environment.
- 64. The development will have full urban services for the three waters.

Risks from natural hazards or hazardous installations:

- 65. The OSDP contains a chapter on natural hazards including objectives and policies.
- 66. The Site is not mapped in the Proposed District Plan as having any significant natural hazards, other than being located within the Plains Flood Management Area. Proposed Rule NHR2 requires a minimum building finished floor level 300mm above a 200 year Average Recurrence Interval (ARI) flood hazard event. All future dwellings will meet this requirement.
- 67. Flood and storm waters can be appropriately managed by
 - a) Any future subdivision being designed to current SDC subdivision standards
 - b) The roading network becoming the secondary flow path for flood waters to drain away from the site and connect to reticulated or other public systems.
- 68. There will be no hazardous installations.

Geotechnical assessment

- 69. A geotechnical investigation is attached as **Appendix 2**.
Key findings:
 - 1. The soil typically consists of 200 to 300 mm of topsoil overlaying silt and sand. Gravel was found at 0.5m below ground (mid-point of the site) to 1 m depth (south of the site).
 - 2. Soil bearing capacity is generally 'good' in terms of the NZS3604 definition.
 - 3. The liquefaction vulnerability is very low for the site when subjected to a significant earthquake event. There is also a very low risk of liquefaction-induced ground damage following a significant seismic event.
 - 4. The ground soakage rate in the gravel strata at 2.5 m depth varies between 0.2 m/hr near West Coast Road and 4.2 m/hr near the site mid-point. Further investigation is required to understand the variability.

Contaminated land

- 70. A Preliminary Site Investigation is attached (**Appendix 9**).

Key findings:

- 'The investigations undertaken have indicated two risk area on the subject site, both within 1234 West Coast Road (RS 6619). There is a risk of contamination by heavy metals from current and historical activities including:
 - I. Old buildings potentially painted with lead-based paints
 - II. A burn area
 - 'The rest of the subject site has been used for general pasture for its known history or until being recently developed for rural residential or residential use. These uses are highly unlikely to have caused a risk to human health or the environment. There is no evidence of HAIL activities or industries having occurred on the rest of the subject site, now or in the past. The rest of the subject site is considered suitable for residential use with no further investigations required.'
-

Economic effects

71. The Site will yield approximately 525 new residential lots, but potentially less in the short medium terms given that it is unlikely that all existing west Shepherd Avenue lots will wish to intensify, at least not in short term. It is a significant development and will contribute to the economic well-being of West Melton and the trades and services that support residential development and subdivision according to that scale. It will increase the number of households at West Melton by up to 70% ie an additional 593 compared to the existing 2018 figure of 745 hhs (2085 population, based on 2.8 persons/hhs). In combination with the other West Melton plan changes, it is a very substantial new growth proposal for West Melton.
72. The development will generate local benefits to West Melton, albeit some of these benefits will merely be a transfer from other locations in the Region or Selwyn itself. At a regional level much of the economic value generated by the development may not be net additional or new. This is because if the Site was not zoned for development then that demand for housing would presumably be satisfied in another location within the region.
73. There will be economic benefits for those west Shepherd Avenue landowners who elect to intensify their existing sites, with the benefit of income generated by sale of surplus land for additional residential development.

Climate change effects

74. New urban development can contribute to reduced greenhouse gas emissions if it is situated close to and is well connected to existing urban facilities and services (shops, community and recreational facilities etc.) and employment areas, including by public transport and active transport modes (walking and cycling). The Site is suitably placed in this regard. It has easy and convenient access to the existing West Melton shops and school on the north side of the West Coast Road; and to the community centre, preschools, Domain and West Melton Tavern. NZTA proposed upgrade at the West Melton Road/SH/Weedons Ross Road intersection will improve the efficiency and safety of this intersection, facilitating pedestrian movements across the SH and resolving SH severance issues which have hampered development of the township to date (see **Appendix 3** for details).
75. The Site layout can be designed to support future public transport, with the widths of primary and secondary roads wide enough for a bus stop. There is currently a public bus service between West Melton, Darfield and central Christchurch with various bus stops at West Melton. There is also a private school bus service into Christchurch.
76. West Melton is close to a number of significant employment hubs including Rolleston north industrial development (Izone and Iport), Darfield (including Fonterra dairy factory), Christchurch International Airport, Hornby and Islington.

Positive effects

77. The proposed rezoning will contribute to the continued growth of West Melton. It will provide scale for investment in wastewater upgrades required to service further growth.
78. The provision of land for residential growth will continue to support the Council's investment in community infrastructure by virtue of maintaining and perpetuating growth rates, increasing the rating base and attracting development contributions.
79. Making provision for land to be rezoned by a variety of developers is imperative to ensuring a competitive land and housing market at West Melton. The other plan changes proposals (3) involve land held by just two developers: Wilfield Developments and Hughes Developments.

SERVICING FOR THE PLAN CHANGE

80. A Servicing Report is attached (**Appendix 4**).

Wastewater

81. The main constraint for West Melton with respect to wastewater is the reticulation from West Melton to the Pines Wastewater Treatment Plant at Rolleston. The biggest bottleneck is the gravity main, which is currently near capacity, and is likely to be under capacity with peak flows from proposed developments in West Melton.
82. E2 Environmental have identified four feasible servicing options for addressing capacity constraints. All require a new pressure main along the West Coast Road to connect to the existing pressure main at the West Melton Road/West Coast Road intersection.

Roading and traffic

83. A Traffic Assessment is attached as **Appendix 10**. This concludes that the traffic generated from the proposed rezoning can be accommodated on the roading network without adverse efficiency effects arising. The prevailing road safety records and road geometries do not indicate adverse road safety effects will arise.
84. In the event that carriageways need to be widened, there is sufficient width within the legal road reserves to achieve this.
85. The locations of the proposed new external intersections can be supported. There is sufficient width within the legal road reserves to provide intersection layouts that meets current guides/standards.
86. The site layout is likely to comply with the bulk of the District Plan transportation requirements. A small number of potential non compliances have been identified, which can be supported.

Stormwater servicing

87. The Site has been split into two catchments identified as the northern catchment and as the southern catchment. These have been identified based on a natural ridge that runs northwest/southeast connecting with Shepherd Avenue at its intersection with Wilfield Drive.
88. A stormwater management area (SMA) has been designed for each catchment. It will consist of:

- a) A first flush/infiltration basin to capture and remove total suspended solids in the runoff generated by the first 20 mm of rainfall on the catchment (primary treatment)
 - b) A detention basin to provide water quantity attenuation in large rainfall events greater than the first flush event, but up to the 2% AEP in all durations. This basin will be connected to the first flush basin via an overflow weir.
 - c) A large rapid soakage chamber under the detention basin to discharge stormwater to ground and provide additional storage within the voids of the chamber.
89. The report confirms that there are no high flood hazards areas within the Site.

Water supply

90. The Site at ultimate development will require an additional water source and treatment plant. Several possible scenarios have been identified for supplying future demand.
- a) Connection to the Edendale scheme. The bulk pipeline has been installed but connection work and reticulation upgrades are yet to be completed.
 - b) Upgrade of the Wilfield bore. This work is complete.
 - c) Transfer water allocation to SDC from a consented bore(s). Council has indicated they would use this allocation to supplement existing well extractions or provide a new bore to service the Site.
91. There are lateral/local water races within the Site. These could be removed subject to SDC consent (and requiring 80% ratepayer support); pipe the water races through the Site as required to facilitate development; or use them to feed professionally designed water features in the proposed development.

Electricity/Telecommunications reticulation

92. Chorus Ltd and Orion NZL have confirmed that they are able to support the proposed development for telecommunications and electrical servicing respectively.

STATUTORY PLANNING ASSESSMENT

Requests for Changes to Plans

93. Under Clause 22(1) of the First Schedule, a plan change request shall explain the purpose of, and reasons for, the change to a plan, and contain an evaluation report prepared in accordance with section 32 for the proposed change (**Appendix 7**). The purpose of and reasons for are covered in detail in the earlier sections of this application.
94. Under Clause 22(2) where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change. Where relevant these matters are addressed in earlier sections of this application, however no effects are anticipated as a result of the plan change as any further subdivision (i.e. implementation of the plan change) of the Site, once rezoned, will require consent under the Selwyn District Plan and environmental effects will be addressed in full at this time.
95. It is requested that the proposed Plan Change request be accepted in accordance with Clause 25(2)(b) of the First Schedule of the RMA and that the Selwyn District Council proceed to publicly notify the request under Clause 26.
96. It is considered that there is no reason(s) to reject the request in whole or part under Clause 25(4) of the First Schedule:
 - a) *the request or part of the request is not frivolous or vexatious; and*
 - b) *within the last 2 years, the substance of the request or part of the request—*
 - (i) *has not been considered and given effect to, or rejected by, the local authority or the Environment Court; and*
 - (ii) *has not been given effect to by regulations made under section 360A; and*
 - c) *the request or part of the request is in accordance with sound resource management practice; and*
 - d) *the request or part of the request would not make the policy statement or plan inconsistent with Part 5; and*
 - e) *the request is not to change a plan that has been operative for less than two years.*

SECTIONS 74 AND 75 – MATTERS TO BE CONSIDERED

97. Sections 74 and 75 of the RMA set out the matters to be considered by a territorial authority in deciding to change its plan, including changing its plan through a Plan Change request.

98. Before a plan change can be incorporated into a District Plan, the key matters that need to be considered include:

74 Matters to be considered by territorial authority

A territorial authority must prepare and change its district plan in accordance with—

- (a) its functions under section 31; and*
- (b) the provisions of Part 2; and*
- (c) a direction given under section 25A(2); and*
- (d) its obligation (if any) to prepare an evaluation report in accordance with section 32; and*
- (e) its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and*
- (ea) a national policy statement, a New Zealand coastal policy statement, and a national planning standard; and*
- (f) any regulations.*

75 Contents of district plans

- (3) A district plan must give effect to—*
 - (a) any national policy statement; and*
 - (b) any New Zealand coastal policy statement; and*
 - (ba) a national planning standard; and*
 - (c) any regional policy statement.*

99. An assessment of the proposed Plan Change in relation to each of the above matters is outlined below.

Functions under section 31

100. The plan change, if approved, will form part of the Selwyn District Plan and will enable the Council to give effect to its obligations under section 31 RMA, specifically the establishment, implementation and review of objectives and policies and methods to give effect to the RMA in its District.

101. Those functions relevantly for this plan change include:

- (a) integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:*

(aa) *the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district:*

(b) *the control of any actual or potential effects of the use, development, or protection of land*

102. The Plan change includes provisions to address these matters and will ensure sufficient residential land of a form, location, urban design and development and subdivision standards to achieve a number of Operative District Plan policies. It will help deliver the Council's strategic intentions for West Melton.

103. The Council has the key function of maintaining a district plan as provided in section 73 RMA

(1) There must at all times be 1 district plan for each district, prepared in the manner set out in the relevant Part of Schedule 1.

(1A) A district plan may be changed in the manner set out in the relevant Part of Schedule 1.

(2) Any person may request a territorial authority to change a district plan, and the plan may be changed in the manner set out in Part 2 or 5 of Schedule 1.

Part 2 Resource Management Act 1991

104. The Plan change will only be approved if the Council determines that the proposed plan change will achieve the purpose of the Act, this being the essence of Part 2. There are checks and balances in the plan change process to assist with that decision including public consultation, submissions and hearings, and the documentation requirements of the First Schedule and section 32 RMA.

105. Section 5 of the RMA states that the purpose of the Act is “to promote the sustainable management of natural and physical resources”. The terms “sustainable management” is defined in the RMA as:

...managing the use, development, and protection of natural and physical resources in a way, or at a rate which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

106. The plan change is necessary to allow Council to meet the reasonably foreseeable needs for housing in West Melton and will provide a range of housing typologies thus achieving the enabling elements of section 5 RMA.
107. Use of a part of the Site for medium density residential development is consistent with section 5 of the RMA, and any effects of future subdivision as a result of layout and servicing can be assessed at that time as consent will be required.
108. Section 6 of the RMA requires certain matters to be recognised and provided for in relation to managing the use, development, and protection of natural and physical resources. None of these matters of national importance are considered to be relevant to the plan change.
109. Section 7 of the RMA lists other matters to which particular regard shall be had. Of relevance to this plan change are the following:
 - (b) *The efficient use and development of natural and physical resources*
 - (c) *The maintenance and enhancement of amenity values*
 - (f) *Maintenance and enhancement of the quality of the environment*
110. The plan change will enable future residential use of the Site which is an efficient use of land due to the Site's proximity to the existing urban West Melton township. The plan change has been designed so as to provide for a high-quality residential environment. The provisions of the Selwyn District Plan will ensure that any future subdivision maintains and enhances the quality of the environment.
111. Section 8 of the RMA requires Councils to take into account the principals of the Treaty of Waitangi. An assessment of the plan change against the Mahaanui Iwi Management Plan is undertaken below and it is considered that the plan change will not be inconsistent with the Principals of the Treaty of Waitangi.
112. The plan change has been based on expert advice, and has met all the requirements of the First Schedule to assist in setting out how the plan change will achieve Part 2 purposes.

Direction under Section 25A(2) RMA

113. The plan change does not arise from a direction from the Minister.

Evaluation under section 32 RMA

114. Section 32 of the Act requires that an evaluation report is prepared which identifies the objective of the plan change, determines if it is the most appropriate method of achieving the purpose of the Act, and if the proposed amendments to the District Plan are the most efficient and effective method of achieving the objective.
115. The Section 32 Evaluation (**Appendix 7**) concludes that, of the possible alternative methods for achieving residential development for this Site, and implementing the District Plan objectives and policies, the plan change is the most appropriate or efficient and effective method.

National Policy Statements

National Policy Statement on Urban Development Capacity (NPS-UD)

116. The NPS-UD 2020 applies to this plan change as it is directed at Tier 1 urban environments, and Tier 1 local authorities which includes Selwyn District as part of the Christchurch urban environment. This is defined in Table 1 of the NPS-UD 2020, and additionally defined as:
any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that is, or is intended to be, predominantly urban in character; and is, or is intended to be, part of a housing and labour market of at least 10,000 people.
117. The NPS-UD 2020 recognises the national significance of:
 - a) Having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; and
 - b) Providing sufficient development capacity to meet the different needs of people and communities.
118. This outcome is to be achieved through objectives that address:
 - a) Planning decisions improving housing affordability by supporting competitive land and development markets
 - b) Regional policy statements and district plans enabling more people to live in areas of urban environments near centres or areas with employment opportunities, area well serviced by public transport or a high demand for housing in the area.
 - c) Urban environments developing and changing over time in response to diverse and changing needs of people, communities and future generations

- d) Local authority decisions on urban development being integrated with infrastructure planning and are strategic over the medium term and long term
- e) Local authority decisions on urban development are responsive particularly for proposals supplying significant development capacity.

119. An HBA was undertaken for the Our Space Greater Christchurch Settlement Update (2019) and it is understood that a revised HBA for Greater Christchurch is due in July 2021. The existing HBA is out of date (it is based on work undertaken in 2018, which it is understood predates the 2018 census). It considered there was adequate land to meet projected demand in Selwyn for the medium term (next 10 years) and a shortage would only occur in the long term (10-30 year timeframe). It did not consider capacity at a township level, rather for the District as a whole. There is no existing or proposed zoning at West Melton which is the equivalent of the LZ zone, with the focus being on larger sites as per the Operative District Plan C12.1 allotment sizes table below.

Township	Zone	Average allotment size not less than
West Melton	Living 1	1,000m ²
	Living 1B	2,800m ²
	Living 2	5,000m ²
	Living 2A	Maximum number of allotments is 10, and a minimum allotment size of 1 ha.
	Living WM Medium Density	Minimum lot area of 500m ² and maximum lot area of 3000m ² (Appendix 20A)
	Living WM Low Density	Minimum lot area of 3000m ² and maximum lot area of 5000m ² (Appendix 20A)
	So that a total of 292 allotments must be achieved across the whole Living WM Zone	

120. Since 2010 growth has accelerated at over 5.4% per annum in Selwyn. This means that shortages projected for Selwyn in the longer term (in the Our Space HBA assessment) exist now, particularly taking into account the need to recognise that there is a 'lag time' between land being zoned for residential sections, and the delivery of housing. Once zoned, this can be in the order of 3 – 8+ years, depending on the size of the greenfield development block. It includes time for

- a) Land development: the process required to subdivide land, which includes earthworks, roads, infrastructure, subdivision, etc (approx. 2 or more years),
- b) Building development: the process of building a house, which includes design, building consent, construction, code of compliance, etc (more than a year).

- c) Staging: developments are generally spread over a number of stages, which minimises the costs of development and ensures that supply is released according to market demands (5 or more years)
121. In summary, the shortage in housing capacity in West Melton exists now, not in a few years' time.
122. Objective 2 of the NPS-UD 2020 is
Planning decisions improve housing affordability by supporting competitive land and development markets.
 It is imperative that land rezoned at West Melton is held by a mix of developers. Otherwise Objective 2 will not be met. This proposal for rezoning this Site will contribute to ensuring some competition in the West Melton market, with the other plan change proposals involving just two developers.
123. Objective 6c) and Policy 8) of the NPS-UD require Councils to be 'responsive' to plan changes that add significantly to development capacity and contribute to well-functioning urban environments even if the development capacity is unanticipated by RMA documents.
124. The Site will yield approximately 593 new residential lots (420 greenfield and 173 infill/intensification). It will increase the number of households at West Melton by up to 71% ie an additional 525 compared to the existing 2018 figure of 745 hhs (2085 population, based on 2.8 persons/hhs). In combination with the other West Melton plan changes, it is a very substantial new growth proposal for West Melton. The development capacity enabled by the proposed rezoning is significant both 'on its own' and in combination with the other West Melton rezoning plan changes.
125. An assessment of the NPS-UD 2020 has been undertaken here:

NPS-UD 2020 Policy	Assessment
Policy 1: Well-functioning urban areas (d) have or enable a variety of homes that: (iii) meet the needs, in terms of type, price, and location, of different households; and (iv) enable Māori to express their cultural traditions and norms;	The proposal is to have up to appx 525 additional lots with the potential to have a mix of medium and standard residential densities and housing typologies. In the short/medium term there are likely to be some existing larger homes on larger sites (future development sites) with potential for infill at a later date. There will be mix of housing types and price points.
(e) N/A business sectors	
(f) have good accessibility for all people between housing, jobs, community services, natural	The Site has easy and convenient access to the existing West Melton shops and school on the north

spaces, and open spaces, including by way of public or active transport; and	<p>side of the West Coast Road; and to the community centre, preschools, Domain and West Melton Tavern. NZTA proposed upgrade at the West Melton Road/SH/Weedons Ross Road intersection will improve the efficiency and safety of this intersection, facilitating pedestrian movements across the SH and resolving SH severance issues which have hampered development of the township to date.</p> <p>The Site is close to number of significant employment hubs including Rolleston north industrial development (Izone and Iport), Darfield (including Fonterra dairy factory), Christchurch International Airport, Hornby and Islington.</p> <p>West Melton is serviced by a public bus service, and private school bus service into Christchurch.</p>
(g) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and	The demand for housing and land in West Melton is now ahead of the planning means to respond. This proposal will contribute additional land supply for housing, and importantly will offer land in a different ownership to the other major development proposals put forward by just two other developers.
(h) support reductions in greenhouse gas emissions; and	See discussion under 'Climate Change' above
(i) are resilient to the likely current and future effects of climate change	The Site is an inland site away from major rivers. It is not at risk from climate change induced extreme natural hazard events like sea level rise, or river flooding.

Policy 2 - Sufficient development capacity Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.	<p>The proposed rezoning is anticipated to provide for approximately 525 lots at full development. It will provide additional lots available in the short term to respond to a projected continued high level housing demand based on historical demand.</p> <p>The locational and amenity advantages of West Melton also favour strong ongoing demand.</p>
Policy 8 – Responsiveness to plan changes Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning	<p>Proposed Change 6 to the RPS has not been notified and without an operative development capacity FDS and specific capacity bottom lines by areas this submission falls to be considered as “unanticipated” by RMA</p> <p>The proposal both, on its own, and in combination with other West Melton urban growth proposals</p>

<p>urban environments, even if the development capacity is:</p> <p>(a) unanticipated by RMA planning documents; or</p> <p>(b) out-of-sequence with planned land release</p>	<p>adds significantly to development capacity in West Melton. There are also other sound planning reasons to re-zone the Site (urban form, bringing added competition into the local market etc).</p>
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126. This assessment confirms the re-zone proposal achieves those policy outcomes. The absence of operative criteria in the RPS for determining what constitutes “adding significantly to development capacity” is not a bar to considering this submission on its merits. The Council can and must apply Policy 8 as from the date the NPS-UD 2020 came into effect on the basis that the purpose of Policy 8 is to facilitate rezoning to meet known housing needs.
127. Accepting this application to rezone the Site, and enabling the proposed development, at West Melton will satisfy the objectives of the NPS-UD 2020.

Proposed National Policy Statement for Highly Productive Land (NPS-HPL)

128. The Government proposed in 2019 a NPS-HPL to prevent the loss of productive land and promote its sustainable management. The overall purpose of the proposed NPS-HPL is to improve the way highly-productive land is managed under the RMA to:
- a) Recognise the full range of values and benefits associated with its use for primary production;
 - b) Maintain its availability for primary production for future generations; and
 - c) Protect it from inappropriate subdivision, use, and development.
129. The NPS-HPL is still a proposal and not intended to take effect until after Gazettal anticipated mid-2021. At the time this plan change was lodged the NPS had no effect and no assessment of it is required for the purposes of this application.
130. The Proposed NPS-HPL interim definition of highly productive land is land defined as Land Use Capability Class 1-3 soils. The Site contains Class 3 soils and a small area of Class 2 soils.
131. Objective 3 of the Proposed NPS-HPL refers to highly productive soils being protected by avoiding “*uncoordinated urban expansion on highly productive land that has not been subject to a strategic planning process*”. The Site has not been identified through a strategic planning process (Our Space, RPS) as a preferred site for residential development.
132. However, the proposal has to be assessed on its merits as it fits in to the scope of the NPS-

UD 2020 as being out of sequence and adding significant development capacity to residential and business land availability.

133. Given this context, it is considered that the proposed rezoning is in accordance with the Proposed NPS-HPL.

National Planning Standards

134. The National Planning standards prescribe various matters under the RMA so that there is consistency among planning documents most relevantly here in terms of appellations for zones, and the standards applying to these zones.
135. The plan change here adopts the existing Operative District Plan zone and rules framework for consistency.

Canterbury Regional Policy Statement 2013

136. Chapter 6 of the CRPS “*provides a resource management framework for the recovery of Greater Christchurch, to enable and support recovery and rebuilding, including restoration and enhancement, for the area through to 2028. Recovery in Greater Christchurch is also supported by the provisions in Chapter 5 notated as ‘Entire Region’. The provisions in the remainder of the RPS also apply.*¹ “
137. Chapter 6 was amended in 2019 with the insertion of housing capacity targets for the period 2018-2048 (Table 6.1 below).

6.2.1a Targets for sufficient, feasible development capacity for housing [Inserted in accordance with sections 55(2) and 55(A) of the Resource Management Act 1991, from the National Policy Statement on Urban Development Capacity 2016]

For the period 2018-2048, sufficient, feasible development capacity for housing is enabled in Greater Christchurch in accordance with Table 6.1.

Table 6.1 Targets for housing development capacity in Greater Christchurch, 2018-2048

	Development capacity to be enabled (number of dwellings)		
	Medium Term ¹ (2018-2028)	Long Term ² (2028-2048)	Total 30 Year Period (2018-2048)
Christchurch City	17,400	38,550	55,950
Selwyn	8,600	8,690	17,290
Waimakariri	6,300	7,060	13,360
Greater Christchurch	32,300	54,300	86,600

¹ RPS Introduction

¹NPS-UDC, Policy PA1: Development capacity must be feasible, zoned and either serviced with development infrastructure, or the funding for the development infrastructure required to service that development capacity must be identified in a Long Term Plan required under the Local Government Act 2002 (NPS-UDC, PA1).

²NPS-UDC, Policy PA1: Development capacity must be feasible, identified in relevant plans and strategies, and the development infrastructure required to service it must be identified in the relevant Infrastructure Strategy required under the Local Government Act 2002 (NPS-UDC, PA1).

138. The Table 6.1 targets were required under the National Policy Statement – Urban Development Capacity 2016 (NPS-UDC). Minimum targets for sufficient feasible development capacity for housing for the medium term (3-10 years) and long term (10-30 years) must be set by regional councils and included in their CRPS (Policy PC5). Development capacity must be sufficient to meet housing demand which reflects needs for different types and locations of development and feasible i.e. commercially viable. It is based on the zoning and other applicable plan provisions, and there must be adequate infrastructure to support development.
139. The Table 6.1 targets were based on work undertaken for Our Space (see discussion above). Our Space identified existing housing development capacity in Selwyn District of 9725 households, and a shortage of capacity in the long term of 5475 households (see Table 3 below).

Table 3: Sufficiency of housing development capacity in Greater Christchurch against Housing Targets, 2018 - 2048

	Housing Development Capacity	Housing Target	Sufficiency of Housing Development Capacity	
			Medium Term (2018–2028)	Medium and Long Term (2018–2048)
Christchurch City	59,950*	55,950	+ 38,875	+ 4,000
Selwyn	9,725**	17,290	+ 1,825***	- 5,475***
Waimakariri	4,200**	13,360	- 1,600***	- 7,675***
Greater Christchurch	73,875	86,600	+ 39,100***	- 9,150***

Note: Capacity figures included in the table represent number of dwellings (numbers have been rounded to the nearest 25).

In the medium term, capacity for around 3,500 dwellings in Christchurch is constrained by the provision of necessary infrastructure.

Sufficiency of housing development capacity will be reviewed and published as further feasibility modelling and investigation is completed.

These housing targets include the additional capacity margins required by the NPS-UDC as shown in Table 1.

** Alternative modelled scenarios documented in the Capacity Assessment, which are based on less favourable assumptions, identified development capacity for approximately 52,675 or 36,400 dwellings.*

*** These capacity figures are derived from a qualitative assessment of greenfield land only. An alternative modelled scenario, including existing zoned land and incorporating changes in prices and costs over time, identified development capacity for the long term of approximately 9,200 dwellings in Selwyn and 6,100 dwellings in Waimakariri.*

**** These sufficiency figures have been adjusted to discount the demand over the medium and long term likely to be met through uptake of development in rural zoned areas (averaging 70 dwellings/year for Selwyn and 50 dwellings/year for Waimakariri). Demand met through capacity in rural areas will be reviewed following the review of rural zoning as part of respective District Plan Reviews in Selwyn and Waimakariri.*

140. The NPS-UDC targets were intended to be ‘minimums’ not ‘maximums’. They were added under s55 of the RMA without any opportunity for challenge through the normal RMA submissions, hearing and appeals process. The overall intent of the NPS-UDC was to ensure planning decisions actively enabled urban development in a way that maximized wellbeing now and in the future. This included by providing plenty of opportunities for development, and thus contributing to a competitive land and development market and lower house prices².
141. Our Space recognizes that the greenfield priority areas on CRPS Map A (**Figure 4**) are not adequate to supply housing capacity requirements in the long term for Selwyn District, (and medium and long term in Waimakariri District). It recommends Future Development Areas (FDA) (marked orange on Our Space Fig 16 below as **Figure 7**). The only FDA in Selwyn District is at Rolleston.

² NPS-UDC Introduction

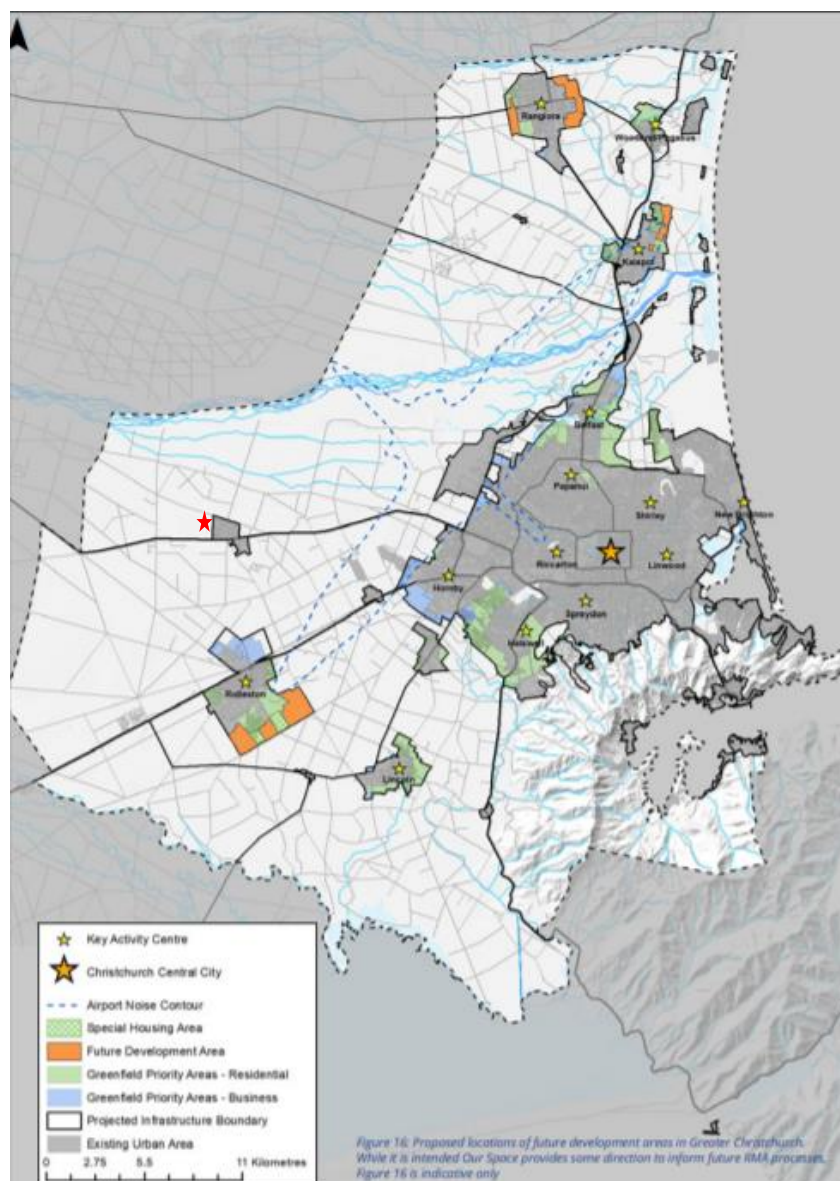


Figure 7: Figure 16 Our Space Proposed Development Areas (Orange). Site location marked with red star

142. Our Space anticipated a change to the CRPS in 2019 which “*would ensure that land can be rezoned to meet medium term capacity needs, and the longer term will be considered as part of the comprehensive review of the CRPS scheduled for 2022.*”³
143. A draft CRPS plan change was prepared but has not proceeded because the NPS-UDC has been replaced by the NPS-UD 2020 (Gazetted August 2020), and this changes the policy

³ CRPS, Chapter 6 Section 5.3

framework for any CRPS change.

144. Given all of the above, the current CRPS is not consistent with the NPS-UDC, or its replacement, the NPS-UD 2020. 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.⁴ Even if parts of the FDA areas are added to meet minimum targets for medium term needs, this does not enable Councils to consider proposals which contribute further capacity above those 'minimums'.
145. With respect to Selwyn, the FDA land is at Rolleston only. Highly desirable locations such as West Melton, where there is very strong demand for further housing, is unable to contribute to meeting that demand due to restrictive provisions of the CRPS.
146. One of the key changes in the NPS-UD 2020 is that local authority decisions on urban development that affects urban environments are responsive, particularly to proposals that would supply significant additional capacity.⁵ It also amends the required methodology for housing and business capacity assessments.
147. The current CRPS does not meet the new NPS-UD 2020 requirement in relation to proposals for significant additional capacity. Regional councils are required to include criteria in the CRPS to determine what plan changes will be treated for the purposes of Policy 8 as adding significantly to development capacity⁶ as soon as practicable.⁷ ECAN has yet to respond to this requirement.
148. The NPS-UD 2020 has immediate effect, so in the meantime, proposals (such as this plan change) must interpret 'significant development capacity' in the context of the overall intent and purpose of the NPS-UD 2020 as articulated in the NPS-UD 2020 objectives and policies. This includes that NZ has well-functioning environments; provides sufficient development capacity to meet the different needs of people and communities; planning decisions improve housing affordability including by contributing to competitive house and land markets; and RMA plans enable more people to live near major employment areas, where there is existing or planned public transport, and where there is high demand for housing.
149. The NPS-UD 2020 is the higher order document and its requirements override those of lower order documents where there is a conflict, including regional and district RMA plans.

⁴ CRPS Policy 6.3.1.4 is "*ensure urban activities only occur within existing urban areas or identified greenfield priority areas on Map A, unless they are otherwise expressly provided for in the CRPS.*"

⁵ NPS-UD Objective 6c) and Policy 8

⁶ NPS-UD Clause 3.8(3)

⁷ NPS-UD Clause 4.1(4)

150. An assessment of this plan change against the relevant CRPS Objectives and Policies is set out in **Appendix 5**. This should be read in the context of the above assessment of the current 'weight' to be afforded to the CRPS.
151. That assessment shows that
- The development proposal achieves the objectives for the location, design and function of new developments
 - There is a fundamental inconsistency with Map of Chapter 6 but is consistent with the approach of the NPS-UD 2020 for significant development capacity.
 - The environmental effects assessment included in this application establish that the proposed development is consistent and will not give rise to any concerns with respect to all the matters listed in Policy 6.2.1 clauses 4. to 11. These matters are:

RECOVERY AND REBUILDING OF GREATER CHRISTCHURCH

6.2 OBJECTIVES

6.2.1 Recovery framework

Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:

- 1. identifies priority areas for urban development within Greater Christchurch;*
- 2. identifies Key Activity Centres which provide a focus for high quality, and, where appropriate, mixed-use development that incorporates the principles of good urban design;*
- 3. avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS*
- 4. protects outstanding natural features and landscapes including those within the Port Hills from inappropriate subdivision, use and development;*
- 5. protects and enhances indigenous biodiversity and public space;*
- 6. maintains or improves the quantity and quality of water in groundwater aquifers and surface waterbodies, and quality of ambient air;*
- 7. maintains the character and amenity of rural areas and settlements;*
- 8. protects people from unacceptable risk from natural hazards and the effects of sea-level rise;*
- 9. integrates strategic and other infrastructure and services with land use development;*
- 10. achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;*
- 11. optimises use of existing infrastructure; and*
- 12. N/A*

- The plan change achieves policies relating to
 - Urban form and settlement patterns
 - Sustainability
 - Integration of transport infrastructure and land use
 - Development within Greater Christchurch

- Urban design
- Residential location and yield
- Biodiversity, natural hazards, landscape, soils, contaminated land

Land and Water Regional Plan

152. An assessment of this plan change against the relevant Regional Plan Objectives and Policies is set out in **Appendix 12**.
153. That assessment shows that the plan change is entirely consistent with the relevant objectives and policies.
154. The plan change achieves objectives relating to land uses responding to socio-economic and community demand (in this case for more housing), sustainability of ground water resources, minimising contamination of soils, and protecting the region's fresh water resources.
155. The plan change is consistent with policies seeking:
 - a) No direct discharges to water; stormwater is to ground
 - b) Sewage will be collected and managed in a reticulated system built to Council specifications.
 - c) The site will be developed subject to subdivision consent(s) that will impose necessary conditions about earthworks during construction including sediment control plans.
 - d) A geotechnical assessment concluded the Site is suitable for intended residential use.

Operative Selwyn District Plan (OSDP)

156. An assessment of this plan change against the relevant Operative District Plan Objectives and Policies is set out in **Appendix 11**.
 157. That assessment shows that the plan change is entirely consistent with the relevant objectives and policies except for Objective B4.3.3 which gives effect to the CRPS urban limits restrictions which are now out of line with the NPS-UD 2020.
 158. The plan change achieves policies relating to natural resources, transport, community infrastructure and reserves, natural hazards, townships and township growth. This includes policies seeking:
 - a) Compact and sustainable towns;
 - b) Integration of land use and infrastructure; and
 - c) Consolidated and compact urban forms
 159. The exception to the above, is Objective B4.3.3 requiring new residential development to be
- 2110.02 West Melton Plan Change

within existing urban areas and priority greenfield areas identified in the CRPS. The Site is outside these areas. However as noted above, the CRPS has not been revised to give effect to the NPS-UD 2020, which takes priority, and provides for unanticipated plan changes which supply significant additional development capacity, as is the case with the proposed rezoning.

Proposed Selwyn District Plan (PSDP)

160. The Proposed District Plan does not include any Development Areas at West Melton. The existing township is fully developed, and further development is reliant on private submissions for rezoning.
161. An assessment of this proposal against the relevant Proposed District Plan Objectives and Policies is set out in **Appendix 6**.
162. That assessment shows that the proposal is entirely consistent with the relevant objectives and policies, except those relating to urban growth, which are 'out of line with' and do not give effect to the NPS-UD 2020 (and are sought to be amended by this submission).
163. The proposal achieves policies relating to
 - a) Strategic directions with respect to
 - Compact and sustainable towns
 - Urban growth and development
 - Integration of land use and infrastructure
 - b) Contaminated land and natural hazards
 - c) Subdivision outcomes
 - d) Urban growth with respect to
 - Achieving attractive, pleasant, high quality, and resilient urban environments
 - Consolidated and compact urban forms
 - Sufficiency of feasible housing capacity
 - e) Development being supported by a development plan
 - f) Urban form and scale outcomes
 - g) Integration with existing urban environments, and optimise the efficient and cost-effective provision of infrastructure
 - h) The Site, except for very small area, does not include comprise versatile soils.
164. Importantly the proposal meets the objectives of UG-01 relating to the qualities and characteristics of urban growth identified in clauses 1 – 8, these being:
 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.

165. The assessment concludes that with respect to development capacity (UG-P13) the current RPS is not consistent with the NPS-UDC or its replacement, the NPS-UD 2020. The NPS-UD 2020 has immediate effect, so proposals (such as this submission) must be approached in the context of the overall intent and purpose of the NPS-UD 2020 as articulated in the NPS-UD 2020 objectives and policies rather than the out of step/out of date RPS provisions. That said, the proposed development is consistent with all the matters listed in RPS Policy 6.2.1 clauses 4. to 11. set out above.

166. Policy UG-P2.2 requires townships *“to maintain a consolidated and compact urban form to support: ...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;”*

167. West Melton is defined as a Service Township:

Service Townships - West Melton, Prebbleton, Darfield and Leeston

Function is based on providing a high amenity residential environment and primary services to Rural Townships and surrounding rural area. Darfield and Leeston act as Key Activity Centres for the wider district.

168. Selwyn 2031 further defines service townships as having an estimated population range of 1500 – 6000. The submission rezoning will increase the West Melton population to 3745 (based on 2.8 persons per hh). The other plan changes will also add significantly to the local population. A submission by the applicant on the PRD seeks an addition to the Township Network definition as below. This is appropriate to recognise that the eastern Selwyn service centres (West Melton and Prebbleton) are strategically located in high growth areas with ready and convenient access to significant employment hubs and key activity centres, and thus can support larger populations.

West Melton and Prebbleton whilst service centres are strategically located close to, and well connected to the District Centre (Rolleston) and Subdistrict Centre (Lincoln) respectively and major employment hubs in west

Christchurch. They support a wide range of commercial, industrial and residential activities, and a larger population than anticipated for the smaller west Selwyn service centres (i.e. Darfield and Leeston).

ASSESSMENT AGAINST OTHER PLANNING DOCUMENTS

Our Space 2018-2048 Greater Christchurch Settlement Update (2019)

169. Our Space is a non-statutory document prepared under the Local Government Act. It *“responds to the new Government Policy Statement on Land Transport, which has increased funding for mass public transit schemes, and meets the requirement of the National Policy Statement on Urban Development Capacity (NPS-UDC) 2016 to prepare a future development strategy.... Specifically, it:*
- sets out how targets for housing for the next 30 years will be met, accommodating an additional 150,000 people;*
 - identifies locations for housing growth, encouraging Central City and suburban centre living while providing for township growth in West Melton, Rangiora and Kaiapoi;...*
 - promotes a compact urban form, which provides for efficient transport and locates development in a manner that takes into account climate change and sea level rise.⁸*
- ..Underpinning this settlement pattern approach is the vision for a transformation of the transport network that fosters much greater public and active transport usage, and reduced reliance on the private vehicle.*
170. Our Space acknowledges that the transformation of the transport network will require commitment from the Government to invest in the necessary improvements to our transport system, which could include investing in rapid transit services. To date, there has been no successful business case for improved public transportation, including not as a Covid 19 fast track infrastructure project.
171. The Our Space housing capacity targets (Table 3) and Future Development Areas are reproduced above (under ‘Canterbury Regional Policy Statement’).
172. Our Space, like the CRPS (and Operative District Plan) are now out of date, as they do not reflect or give effect to the new requirements of the NPS-UD 2020.

District Development Strategy 2031 (DDS)

173. The DDS 2031 (2014) adopts the following key growth concepts
- a) Establishment of a township network, which provides a support framework for managing the scale, character and intensity of urban growth across the whole district;
 - b) Establishment of an activity centre network, which provides a support framework for managing the scale and intensity of business areas throughout the district townships;

⁸ Our Space Executive Summary

c) Encouraging self-sufficiency at a district-wide level.

174. West Melton was identified in the DDS within the township network as being a Service Township

a) Estimated population range: 1500 – 6000 (2031)

b) Function is based on providing a high amenity residential environment and primary services to Rural Townships and surrounding rural area.

175. The DDS explains the purpose of the Township Network in these terms:

...(it) provides the framework for managing the scale, character and intensity of urban growth across the whole district.

This will enable investment decisions by the Council to be made within an appropriate context and ensure that the infrastructure provided supports the population base of the township, having regard to its scale and relationship to the wider area. It will also present residents and businesses with an opportunity to achieve better living environments and greater economic growth by focusing on those investment decisions that will be of most benefit to each individual community.

Each township has therefore been categorised to reflect its projected population at 2031 and its anticipated role in relation to surrounding townships and the district as a whole.

176. The planning assumptions underpinning growth strategies such as the DDS have not anticipated the rate of growth and are now well out of step with actual growth. That calls in to question the weight to be given to these non-statutory documents including the District Plan provisions that are based on those growth assumptions. They are also inconsistent with the NPS-UD 2020 which requires providing sufficient development capacity to meet demand, not to 'cap' this at a certain upper level irrespective of demand.

Mahaanui Iwi Management Plan

177. The Mahaanui Iwi Management Plan (MIMP) 2013 was released on 1 March 2013. It was prepared by the six Papatipu Rūnanga of the takiwā that extends from the from the Hurunui River in the north, to the Hakatere/Ashburton River in the south, inland to Kā Tiritiri o Te Moana (the Southern Alps), and including Te Pātaka o Rākaihautū (Banks Peninsula), and the coast.

178. The MIMP is a tool for tangata whenua to express their identity as manawhenua and their objectives as kaitiaki, to protect their taonga and resources, and their relationships with these. The MIMP seeks to ensure that these taonga and resources are recognised and protected in the decision-making of agencies with statutory responsibilities to tangata whenua. Importantly it is also a tool that assists Papatipu Rūnanga representatives to articulate their values, issues and policy into statutory processes.

179. The MIMP includes both general objectives and policies about the management of land, air, and water, and also includes region specific objectives and policies. Under section 74(2A) of the RMA, the Council must take into account any such plan to the extent that it has a bearing on the resource management issues of the District.
180. With respect to general objectives and policies the plan change and application site will not affect landscapes, or sites of cultural heritage or significance (Chapter 5.8). The Site does not contain any areas of significant biodiversity, and the plan change seeks to include landscaping within the reserves, and in road corridors adding to the overall biodiversity of the Canterbury Plains consistent with Chapter 5.5 of the MIMP.
181. The plan change provides for full urban reticulation of the three waters and is consistent with the objectives and policies contained in Chapters 5.3 and 5.4 of the MIMP. The plan change does not preclude individual land owners from installing rainwater collection and use from roof areas at the time of building development.
182. Chapter 6.11 is the area specific section for the Te Waihora area and has a key theme of Ki Uta Ki Tai (from the mountains to the sea) with respect to effects on Te Waihora/ Lake Ellesmere. The plan change has been designed taking into consideration the potential effect of resultant subdivision and development on the rivers and streams that flow into Te Waihora/Lake Ellesmere.
183. There are no identified sites of significance within the Site, nor are there any known areas of mahinga kai. The Site has a long history of use for lifestyle, and grazing purposes.
184. Overall it is considered that the plan change will not have adverse impact on the cultural values of iwi as set out within the MIMP.

SECTION 32 ASSESSMENT

185. A full Section 32 assessment is contained in **Appendix 7**
186. Section 32 of the Resource Management Act 1991 requires an evaluation of the reasonably practicable options for achieving the objective (environmental outcome) of the proposal, and assessing their comparative efficiency and effectiveness in achieving the objective. Effectiveness means how successful a particular option is in addressing the issues in terms of achieving the desired environmental outcome. Efficiency means the measuring by comparison of the benefits to costs (environmental benefits minus environmental costs compared to social and economic costs minus their benefits). Costs and benefits should include consideration of opportunities for economic growth and employment anticipated to be provided or reduced.

187. In this case, the principal options are:
- a) Status Quo – retain Rural Inner Plains zoning and Living West Melton (western Shepherd Avenue lots)
 - b) Rezone the Site Living Z and Living 1 West Melton (western Shepherd Avenue lots); or all Living Z
 - c) Rezone Living 3
 - d) Apply for subdivision and land use consent under the current zoning.
188. Option 1 is the least effective and efficient because Rural Zoning is an inefficient use of low productivity rural and on the western edge of a rapidly growing township, and will not meet local housing needs, including for higher density residential development than is currently supplied at West Melton or proposed by other West Melton plan change applications.
189. Option 3 Living 3 is a less efficient use of land, and duplicates a lower density residential zoning that is already amply provided for at West Melton.
190. Option 4 (relying on resource consents under the current OSDP Rural and Living 3 zoning is least efficient as in reality it is unlikely that such consents would succeed, creating a high level of risk and uncertainty for applicants.
191. The Living Z zoning proposed (Option 3) with Living 1 West Melton for the western Shepherd Avenue lots is the most appropriate as
- a) The proposal adopts an Operative District Plan zone, and development and activity standards. This ensures continuity of District Plan anticipated environmental outcomes and urban amenity for West Melton and adjoining residential areas;
 - b) Will be consistent with, and give effect to, the relevant District Plan objectives and policies;
 - c) There is no additional cost to the Council in re-zoning the Site as proposed as required upgrades to services will be funded by the developer and there is understood to be existing capacity in the road network to accommodate the traffic effects;
 - d) The proposed ODP provides an overall plan for integrated land development.
 - e) A slightly lower density zoning for the western Shepherd Avenue lots (average minimum 1000m²) enables some intensification but has regard to the existing subdivision character and is an appropriate transition density between the proposed LZ zone and existing Prestons Downs subdivision.
191. The adoption of the Living Z and L1 WM Zones in the proposal is considered to be appropriate to achieve the long term sustainable growth and development of West Melton. It is the most

appropriate, efficient and effective means of achieving the purpose of the Resource Management Act 1991.

CONSULTATION

192. A pre-submission meeting was held with the Council on 23 November 2020. At this stage rezoning was proposed for the southern two lots only (1234 and 1252 West Coast Rd) and intensification of residential zoning for west Shepherd Avenue. A preliminary ODP was supplied, with an estimated yield of 290 Living Z lots.
193. The Council's principal feedback was
 - a) Servicing – wastewater pipe from Rolleston to West Melton is nearly at capacity. Will need to model WW capacity and upgrade whole system. These capacity issues will also need to be addressed by PC74 (West Melton East). Will need own bore for water supply. Stormwater can be to ground. PC59 for additional residential development has been 'held up' by traffic issues relating to the SH. These are now able to be resolved with the proposed NZTA intersection upgrade.
 - b) Noise mitigation with respect to the SH Noise Overlay will be required for land close to the SH
 - c) The rezoning should consider Policy 8) of the NPS-UD. An extra 290 lots is likely to be considered significant additional capacity – an additional 10-15 %.
 - d) Feasible connectivity via the existing Prestons Down subdivision will need to be shown. Ideally there should be 2 connections. Consultation with NZTA re the SH access will be required.
194. There have been subsequent discussions and a meeting with the Council's Assets staff regarding specific servicing matters.

CONCLUSION

195. The proposed Plan Change seeks to rezone appx 50 ha of land adjoining West Melton from Inner Plains Zone to Living Z and Living 1 West Melton.
196. The Site has a long history of rural lifestyle use and is not restricted by potential natural hazards, sites of significance to iwi, there are no water bodies or rivers. The Site has frontage to Haketts and West Coast Roads, is planned to connect with adjoining developments,

immediately adjoins the urban area of West Melton, and is well located to join in to Council utility services. It is well suited for conversion to residential use.

197. The plan change provides for a connected and high amenity residential living environment while avoiding and/or mitigating any potential adverse effects on the environment. It will provide for continuing high demand for a variety of residential sections in an ideal location, within easy walking distance of the existing town centre services and community facilities. It will broaden the range of housing available.
198. The use of this Site for residential purposes has been demonstrated through this application to be a sustainable and efficient use of land and infrastructure. The rezoning better provides for the social, economic, environmental well-being of the West Melton community than continuation of the current low intensity lifestyle land use, or any form of large lot/low density residential use.
199. The potential adverse effects of the implementation of the proposed zoning have been described in this application. Capacity has been confirmed for infrastructure, power and road network. Any future subdivision of the Site will need to confirm water supply and wastewater treatment and disposal options but feasible options are available.
200. Rezoning of the site to Living Z and Living 1 WM zones is consistent with the policies and objectives of the OSDP and the CRPS, except those relating to urban growth which are out of line with the NPS-UD 2020, in particular a restrictive urban growth approach based on meeting but not exceeding minimum anticipated housing land capacity targets and an 'immovable' urban/rural boundary line.
201. As the plan change helps achieve the purpose of the RMA, and has been shown to be consistent with the relevant provisions of the NPS-UD 2020, and the relevant regional and district policies and plans, it can be accepted by Selwyn District Council in accordance with Clause 25(2) of the First Schedule of the RMA.



.....
(Signature of applicant or person authorized to sign on behalf of the submitter)

Date: December 17, 2020

Appendices:

Appendix 1: Outline Development Plan

2110.02 West Melton Plan Change

Appendix 2: Geotech Report

Appendix 3: NZTA West Melton Roading Upgrades

Appendix 4: Servicing Report

Appendix 5: Assessment Against Canterbury Regional Policy Statement Objectives and Policies

Appendix 6: Assessment Against Proposed District Plan Objectives and Policies

Appendix 7: Section 32 Assessment

Appendix 8: Urban Design Statement

Appendix 9: Preliminary Site Investigation

Appendix 10: Traffic Assessment

Appendix 11: Assessment Against Operative District Plan Objectives and Policies

Figures:

Figure 1: The Site

Figure 2: West Melton NZTP Roading Improvements

Figure 3: Operative District Plan Zoning

Figure 4: Map A Canterbury Regional Policy Statement (CRPS)

Figure 5: Proposed District Plan Flood Plain Management Areas

Figure 6: Soil Quality

Figure 7: Our Space Figure 16 Future Development Areas