

Appendix 16: Assessment of Operative Selwyn District Plan Objectives and Policies

Under Schedule 4, Clause 2(g) of the RMA, the following is an assessment of the proposed plan change against the relevant objectives and policies of the Selwyn District Plan.

9.1 Natural resources

Objective B1.1.1

Adverse effects on people, and their activities, ecosystems and land and soil resources from contaminated soil or unstable land, are minimised.

As the PSI has identified the application site has several areas of potential contamination, which will require further investigation but is more appropriately addressed at the time of subdivision. The geotechnical report has confirmed the site is suitable for residential use in terms of land stability, subject to further investigation at the time of subdivision.

Objective B1.1.2

New residential or business activities do not create shortages of land or soil resources for other activities in the future.

The application site will result in 36.58 ha of rural land being converted to residential use. The application site consists predominantly of class 2 soils but productivity is limited by the size of the existing allotments and availability of water. The OSDP states Objective B1.1.2 may be achieved through rezoning for buildings to occur at densities found in urban areas – which is what is sought in this case and can therefore be considered consistent.

Policy B1.1.1

Ensure activities do not contaminate soil.

The proposed plan change will enable in land uses that will not result in contamination of soil as any future residential use will be connected to reticulated services for the disposal of wastewater.

Policy B1.1.2

Carry out all legal requirements to record information about possibly contaminated sites on Land Information Memoranda.

A PSI has been completed for the application site and areas of potential contamination identified. Any future subdivision of the application site will require a DSI and potentially remediation, all of which will be recorded against the titles of the application site, if required.

Policy B1.1.3

Avoid adverse effects on people's health or well-being from exposure to contaminated soil.

A PSI of the application site has been completed and concludes, although there is evidence of contamination in various locations the extent and type of contamination does not preclude future residential use.

Policy B1.1.5

Ensure activities do not create unstable land.

Policy B1.1.7

Avoid adverse effects from erecting buildings or structures on unstable land that is prone to liquefaction.

A Geotechnical Investigation of the site has been undertaken and confirmed it is suitable for the proposed residential use. The plan change is considered to be consistent with this Policy B1.1.5 and B1.1.7.

Policy B1.1.8

Avoid rezoning land which contains versatile soils for new residential or business development if:

- the land is appropriate for other activities; and*
- there are other areas adjoining the township which are appropriate for new residential or business development which do not contain versatile soils.*

The application site is currently underutilized due to parcel size and lack of water for irrigation. Most of the soils around the Prebbleton Township are class 1 or 2 and is reasonably versatile by virtue of being located on the Canterbury Plains, and therefore may not meet the first limb of the test in Policy B1.1.8. However, given the location of the proposed plan change adjoining existing and proposed developments of the township, and given this area is no more or less versatile than other areas adjoining the township, it is considered the application site is an appropriate location for the expansion of the township. Policy B1.1.8 also recognizes all townships need an opportunity to expand, to have the population to support services and facilities within the town and reduce demand for transport. It is for these reasons that the proposal is consistent with the second limb of the test in Policy B1.1.8.

While the proposal does constitute a minor loss in versatile soils, it is considered to be an appropriate area for the development of Prebbleton due to its location adjoining the existing township and the Birchs Road Reserve and the site is at relatively low risk from natural hazards. Therefore, the application is considered to be consistent with Objective B1.1.2 and Policy B1.1.8.

Objective B1.2.1

Expansion of townships in Selwyn District maintains or enhances the quality of ground or surface water resources.

Objective B1.2.2

Activities on land and the surface of water in Selwyn District:

- Do not adversely affect ground or surface water resources;*
- Do not adversely affect waahi tapu or waahi taonga;*
- Maintain or enhance the ecological and habitat values of waterbodies and their margins;*
- Maintain or enhance the water quality and ecological values of sites of mahinga kai (food gathering); and*

– Promote public access along rivers and streams, where appropriate.

Policy B1.2.1

Ensure all activities in townships have appropriate systems for water supply, and effluent and stormwater treatment and disposal to avoid adverse effects on the quality of ground water or surface waterbodies.

Policy B1.2.2

Ensure land rezoned to a Living or Business zone can be serviced with a water supply and effluent and stormwater disposal without adversely affecting groundwater or surface waterbodies.

Policy B1.2.3

Require the water supply to any allotment or building in any township, and the Living 3 Zone, to comply with the current New Zealand Drinking Water Standards and to be reticulated in all townships, except for sites in the existing Living 1 Zone at Doyleston.

Policy B1.2.4

Recognise and promote the need for protection zones around water supply bores, to reduce the risk of contamination from land uses.

Policy B1.2.5

Require any sewage treatment and disposal to be reticulated in the townships of Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu and West Melton.

It is proposed the application site be serviced with reticulated sewer and any disposal of stormwater to ground will be required to meet the standards of the LWRP and can therefore be considered as consistent with the above objectives and policies.

Objective B1.4.1

The expansion of townships does not adversely affect the values of outstanding natural features and landscapes.

Objective B1.4.4

The distinction between the landscapes of the rural area and townships on the Canterbury Plains is maintained.

There are no outstanding features, natural or otherwise, within or in proximity to the application site. The proposed plan change will enable the development of residential allotments at varying densities adjoining the existing township and will be bounded by roads on the northern and eastern edges. It proposed to further bound the application site and its residential development from the Inner Plains land to the west through provision of a road. It is considered this will provide distinction to the edge of the township and the adjoining rural land, clearly delineating the change from urban to rural, thus remaining consistent with Objective B1.4.4. This is consistent with the existing township boundaries throughout Selwyn.

2 Physical resources

Objective B2.1.1

An integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential growth.

Objective B2.1.2

An integrated approach to land use and transport planning to manage and minimise adverse effects of transport networks on adjoining land uses, and to avoid "reverse sensitivity" effects on the operation of transport networks.

Objective B2.1.3

Future road networks and transport corridors are designed, located and protected, to promote transport choice and provide for: a range of sustainable transport modes; and alternatives to road movement of freight such as rail.

Objective B2.1.4

Adverse effects of land transport networks on natural or physical resources or amenity values, are avoided, remedied or mitigated, including adverse effects on the environment from construction, operation and maintenance.

Policy B2.1.3

Recognise and protect the primary function of roads classified as State Highways and Arterial Roads in Part E, Appendix 7, to ensure the safe and efficient flow of 'through' traffic en route to its destination.

Policy B2.1.4(a)

Ensure all sites, allotments or properties have legal access to a legal road which is formed to the standard necessary to meet the needs of the activity considering:

- *the number and type of vehicle movements generated by the activity;*
- *the road classification and function; and*
- *any pedestrian, cycle, public transport or other access required by the activity.*

Policy B2.1.4(b)

Avoid adverse effects on the safe flow of traffic along State Highways and Arterial Roads from new property access, where the speed limit is more than 70 km/hr.

Policy B2.1.5

Ensure the development of new roads is:

- *integrated with existing and future transport networks and land uses; and*
- *is designed and located to maximise permeability and accessibility;*

through achieving a high level of connectivity within and through new developments to encourage use of public and active transport; whilst having regard to the road hierarchy.

The ITA (Appendix 5) for the proposed plan change has identified that the effects on the surrounding road network can be accommodated without capacity or efficiency issues arising. The movement network internal to the site provides multimodal connections creating supplementary connections to the existing road and active transport network without compromising the ability of the existing road network to function safely. The proposal will enable all future allotments to have access to legal road. Internal footpaths, pedestrian and cycle access will provide multimodal permeability within the site to the township and Birchs Road, a public transport route.

The proposal is considered to be consistent with the above Objectives and Policies.

Policy B2.1.7

Provide for pedestrian safety, security, circulation and access within parking areas by considering the interaction of vehicle access and manoeuvring, circulation, loading and parking, with likely pedestrian routes onto the site, including for users of public transport, and between car and cycle parks, and building entrances.

Pedestrian and cycle routes have been identified and provided for throughout the ODP area and it is proposed the primary road will have a legal width of 23 m to provide for vehicles, pedestrian infrastructure, cycleways and landscaping.

Policy B2.1.10

Ensure vehicle crossings, intersections, pathways, roadside signs and noticeboards are designed and positioned to ensure good visibility for all road users, and to allow safe passage, access and egress.

Any new allotments created from the new zoning will have access on to a legal road, with vehicle crossings being constructed to meet District Plan requirements. All intersections will ensure appropriate visibility and comply with District Plan requirements.

Policy B2.1.11

Ensure roads are designed, constructed, maintained and upgraded to an appropriate standard to carry the volume and types of traffic safely and efficiently.

Policy B2.1.12

Address the impact of new residential or business activities on both the local roads around the site and the District's road network, particularly Arterial Road links with Christchurch City.

Policy B2.1.13

Minimise the effects of increasing transport demand associated with areas identified for urban growth by promoting efficient and consolidated land use patterns that will reduce the demand for transport.

Policy B2.1.14

Encourage people to walk or cycle within and between townships by providing a choice of routes for active transport modes and ensuring there is supporting infrastructure such as parking for cycles, at destinations.

Policy B2.1.15

Require pedestrian and cycle links in new and redeveloped residential or business areas, where such links are likely to provide a safe, attractive and accessible alternative route for pedestrians and cyclists, to surrounding residential areas, business or community facilities.

The ITA included in Appendix 5 of this application concludes the traffic generated by the development arising from the proposed plan change can be accommodated by the adjacent road network without capacity or efficiency issues arising. There are multiple cycle and pedestrian accessways and links to facilitate walking and cycling in the area, providing connections to public transport, Prebbleton Centre and to the Birchs Road Reserve. The plan change is considered to be consistent with the above objective and associated policies.

Utilities

Objective B2.2.1

Access to utilities to enable people and communities to carry out their activities.

Objective B2.2.3

The provision of utilities where any adverse effects on the receiving environment and on people's health, safety and wellbeing is managed having regard to the scale, appearance, location and operational requirements of the facilities.

Policy B2.2.1

Require that the need to supply utilities and the feasibility of undertaking, is identified at the time a plan change request is made to rezone land for residential or business development.

Policy B2.2.2

Ensure activities have access to the utilities they require at the boundary prior to any new allotment being sold; or prior to any new activity taking place on an existing allotment.

This plan change application includes confirmation from electricity and telecommunications providers that future connections for residential use can be provided. A Servicing Report is included with this Plan Change as Appendix 6. The report identifies expansion of reticulated wastewater disposal for any future residential use of the application site, subject to confirmation by Council. Stormwater can also be accommodated on-site with appropriate consent from Environment Canterbury. Potable water supply can also be provided through extension to the existing network. There are no apparent constraints on the provision of services to any future subdivision and associated residential use of the application site. Technical details of servicing and any required upgrading are more appropriately addressed at the time of subdivision consent (required for any future development of the application site) to enable specific details and requirements relevant to the final layout to be determined and addressed.

Objective B2.3.1

Residents have access to adequate community facilities.

Objective B2.3.2

Community facilities do not adversely affect residential amenity values or other parts of the environment.

Policy B2.3.1

Encourage co-ordination between the provision of community facilities, and new residential and business development.

Policy B2.3.2

Encourage community facilities to be located in areas where they are easily accessible to residents, including in Living zones, provided any adverse effects on the environment can be avoided, remedied or mitigated.

Policy B2.3.4

Avoid locating community facilities on the opposite side of Strategic Roads or railway lines, from the main residential area(s) in a township, unless a safe access route is provided between areas, for motorists, pedestrians and cyclists.

Policy B2.3.8

Ensure residents in Selwyn District have access to sufficient reserve areas to meet their needs for space for active and passive recreation.

The application site is located opposite the Birchs Road Reserve and central open space through the site connecting to the reserve is proposed. Additional neighbourhood reserve spaces can be identified through the future subdivision design and layout, if required. Multimodal connections are provided to the reserve. The proposal is consistent with the above Objectives and Policies.

Objective B2.4.2

Adverse effects on the environment from the collection, treatment, storage or disposal of waste are reduced.

Policy B2.4.4

Ensure land rezoned for new residential or business development has a regular solid waste collection and disposal service available to residents.

The proposal adjoins Prebbleton, which has a regular solid waste collections and disposal service available. It is anticipated future residents (once developed) will be serviced by this system and therefore the proposal is consistent with Objective B2.4.2 and Policy B2.4.4.

B3 People health and safety

Natural Hazards

Objective B3.1.1

Ensure activities do not lead to or intensify the effects of natural hazards.

Objective B3.1.2

Ensure potential loss of life or damage to property from natural hazards is mitigated.

Objective B3.1.3

Ensure methods to mitigate natural hazards do not create or exacerbate adverse effects on other people or the environment.

Policy B3.1.2

Avoid allowing new residential or business development in areas known to be vulnerable to a natural hazard, unless any potential risk of loss of life or damage to property is adequately mitigated.

Policy B3.1.7

Ensure any residential or business development does not adversely affect the efficiency of the District's land drainage system or the risk of flooding from waterbodies.

Parts of the application site are identified within the Plains Flood Management Overlay, however, can be developed with an appropriate nominated Finished Floor Level, to be determined at the time of subdivision or building consent application. It is proposed to address this at this time of detailed engineering design to either use existing low-lying area identified in the Flood Hazard Assessment as a future stormwater management area or to raise up the area through filling the site.

The Geotechnical Report has identified the site is at the boundary of an area where a liquefaction assessment would be required and an area where damaging liquefaction is unlikely. It is recommended further geotechnical testing take place at the time of subdivision once the final layout of the development is determined. It is considered any risk as a result of the flood notation and potential liquefaction risk can be adequately mitigated at the time of subdivision and therefore it is considered the proposal is consistent with Objectives B3.1.1, B3.1.2 and B3.1.3 and Policies B3.1.2 and B3.1.7.

Quality of the Environment

Objective B3.4.1

The District's townships are pleasant places to live and work in.

Objective B3.4.2

A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.

It is considered the development of Low and Medium Density living on the southern edge of Prebbleton will provide a variety of section sizes with the expanded township and ensure the urban character and amenity of the area is maintained or enhanced. This will ensure the township is a pleasant place to work and live. It is considered the proposal is consistent with Objectives B3.4.1 and B3.4.2.

Objective B3.4.3

"Reverse sensitivity" effects between activities are avoided.

The proposal includes a primary road on the western boundary with a minimum legal width of 23 m to provide a buffer between the proposed residential use and the rural uses beyond the application site. In addition, the QDP text provide guidance to ensure any medium density residential use is not located adjacent to any rural zoning. It is commonplace for rural activities to adjoin urban areas with roads as primary separation. Provisions in the OSDP ensure lawful rural activities do not have significant adverse effects across boundaries, and therefore protects future urban areas from being subject to potential reverse sensitivity. Given this, it is considered unlikely there will be any reverse sensitivity issues, Therefore the proposal is consistent with Objective B3.4.3.

Objective B3.4.4

Growth of existing townships has a compact urban form and provides a variety of living environments and housing choices for residents, including medium density housing typologies located within areas identified in an Outline Development Plan.

Objective B3.4.5

Urban growth within and adjoining townships will provide a high level of connectivity both within the development and with adjoining land areas (where these have been or are likely to be developed for urban activities or public reserves) and will provide suitable access to a variety of forms of transport.

Policy B3.4.2

To provide for any activity to locate in a zone provided it has effects which are compatible with the character, quality of the environment and amenity values of that zone.

Policy B3.4.3

To provide Living zones which:

- *are pleasant places to live in and provide for the health and safety of people and their communities;*
- *are less busy and more spacious than residential areas in metropolitan centres;*
- *have safe and easy access for residents to associated services and facilities;*
- *provide for a variety of living environments and housing choices for residents, including medium density areas identified in Outline Development Plans;*
- *ensure medium density residential areas identified in Outline Development Plans are located within close proximity to open spaces and/or community facilities and*
- *ensure that new medium density residential developments identified in Outline Development Plans are designed in accordance with the following design principles:*
 - *access and connections to surrounding residential areas and community facilities and neighbourhood centres are provided for through a range of transport modes;*
 - *block proportions are small, easily navigable and convenient to encourage cycle and pedestrian movement;*
 - *streets are aligned to take advantage of views and landscape elements;*
 - *section proportions are designed to allow for private open space and sunlight admission;*

- a subdivision layout that minimises the number of rear lots;
- layout and design of dwellings encourage high levels of interface with roads, reserves and other dwellings;
- a diversity of living environments and housing types are provided to reflect different lifestyle choices and needs of the community;
- a balance between built form and open spaces complements the existing character and amenity of the surrounding environment and;
- any existing natural, cultural, historical and other unique features of the area are incorporated where possible to provide a sense of place, identity and community.

The application site is south of the existing Prebbleton township and will be opposite the new Council reserve providing a connection between the township and the reserve. Residential use of the application site will activate the Birchs Road Reserve allowing the population it is intended to serve to be located within walking/biking distance, supporting the ongoing use of this facility and Council's investment in it. It is considered a more efficient use of land to provide a living zone immediately adjacent to the Birchs Road Reserve rather than the current Inner Plains zoning surrounding the Birchs Road Reserve on all sides.

The proposed ODP provides for a variety of allotment sizes and multimodal permeability throughout the site to Prebbleton Central and the Birchs Road Reserve. Multimodal permeability is proposed within the ODP through primary road widths which enable separated paths for walking and cycling.

Existing rules in the OSDP for the Living Z zone will ensure living spaces meet these objectives and policies, and the future development of this site will be required to comply or seek a resource consent for an alternative. Given this future urban area will be consistent with the outcomes directed by these provisions. It is considered that the proposal is consistent with Objectives B3.4.4 and B3.4.5 and Policy B3.4.3.

Policy B3.4.39

Avoid rezoning land for new residential development adjoining or near to existing activities which are likely to be incompatible with residential activities, unless any potential 'reverse sensitivity' effects will be avoided, remedied or mitigated.

It is considered due to the smaller allotment sizes and resultant lower productive use of the Inner Plains Zoning these sites are more compatible with the proposed residential use. The rural interface of the application site has been buffered by the proposed primary road to the west with a proposed legal width of 23 m to provide for landscaping and multimodal transport infrastructure to assist in avoiding any potential reserve sensitivity effects. The text associated with the ODP guides medium density development to be located immediately adjoining reserves or open spaces and avoid being located near rural zoned land.

3. Growth of Townships

Residential Density

Objective B4.1.1

A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.

Objective B4.1.2

New residential areas are pleasant places to live and add to the character and amenity values of townships.

Policy B4.1.1(a)

Provide for a variety of allotment sizes for erecting dwellings in Living 1 Zones, while maintaining average section size similar to that for existing residential areas in townships, except within the Living Z Zone, including any Medium Density area identified in an Outline Development Plan where a higher density of development is anticipated.

Policy B4.1.6

In Living 1, X Zones and Medium Density areas identified in an Outline Development Plan in Living Z zones, allow site coverage to exceed that for permitted activities, provided any adverse effects on the overall residential density of the area are avoided, remedied or mitigated.

Living Z is proposed in the ODP and no changes to the rules associated with this zone is proposed, therefore the existing built form standards in the District Plan will ensure the ODP is consistent with the above policy.

Policy B4.1.10

Ensure there is adequate open space in townships to mitigate adverse effects of buildings on the aesthetic and amenity values and "spacious" character.

The Outline Development Plan created for the application site includes open amenity areas throughout the site, providing for active and passive transport links, and is therefore considered to be consistent with this policy.

Policy B4.1.11

Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):

- Retaining existing trees, bush, or other natural features on sites; and
- Landscaping public places.

As the application site has been used for agricultural purposes it does not have any area of extensive vegetation which could be retained, nor does it have any natural features. Landscaping is proposed in public spaces and is provided for in the Outline Development Plan.

Policy B4.1.13

To ensure that development in Medium Density areas identified in an Outline Development Plan provides a high quality living environment and achieves a good level of urban design, appearance and amenity. Relevant urban design considerations include:

- That the design of medium density developments is of a high quality, with a good balance of consistency and variety in form, alignment, materials and colour and a sufficient level of architectural detailing;
- That residential units provide an open and attractive streetscene through being oriented towards the street or other adjacent public spaces, have low or no front fencing, front facades that are not dominated by garaging but instead have clearly visible pedestrian front entrances and a balanced ratio of glazing to solid walls;
- That opportunities for landscaping and tree planting is provided, commensurate with a medium density living environment;

- That opportunity for comprehensive developments are provided, including the ability to erect short terraces or share internal side boundary walls;
- That medium density developments make provision for adequate, well located and well designed private outdoor living areas;
- That internal amenity is provided for occupants through levels of privacy and access to sunlight appropriate to a medium density living environment;
- That the appearance of cramped development is avoided by limiting site coverage and ensuring there is open space between houses, duplexes or blocks of terraces, particularly at first floor level.

The ODP enables medium density areas in accordance with the existing Living Z zone, although it is not specifically identified, to allow for flexibility of future subdivision. No changes to the Living Z rules are proposed therefore the existing built form requirement will ensure any future subdivision of the site will be consistent with this policy.

Residential and Business Development

Objective B4.3.1

The expansion of townships does not adversely affect:

- Natural or physical resources;
- Other activities;
- Amenity values of the township or the rural area; or
- Sites with special ecological, cultural, heritage or landscape values.

Objective B4.3.3

For townships within the Greater Christchurch area, new residential or business development is to be provided within existing zoned land or priority areas identified in the Regional Policy Statement and such development is to occur in general accordance with an operative Outline Development Plan.

The application site is within the Greater Christchurch area and is not identified as a priority area in the CRPS. As has been discussed in this application the CRPS has not been updated to reflect uptake of previously identified land and is therefore not consistent with more recent projections of housing demand, as required under the more recent NPS-UD provisions. An ODP is proposed and any future subdivision will be in accordance with this, however as the application site is not identified in the CRPS the proposed rezoning is not entirely consistent with this policy. It is however consistent with the overall intent of the policy framework, to provide housing subject to a controlled growth pattern with appropriate infrastructure solutions.

Objective B4.3.4

New areas for residential or business development support the timely, efficient and integrated provision of infrastructure, including appropriate transport and movement networks through a coordinated and phased development approach.

Existing reticulated services will be extended to the site as required, staged in accordance with any subdivision requirements.

Objective B4.3.6

Ensure that subdivision and development in Living Z zoned areas achieves an average net density over an Outline Development Plan area of at least ten household units per hectare.

The proposed ODP and Living Z zoning will achieve a minimum net density of 12 households per hectare.

Policy B4.3.7

Living Z urban growth areas identified in the District Plan shall not be developed for urban purposes until an operative Outline Development Plan for that area has been included within the District Plan. Each Outline Development Plan shall:

- *Be prepared as a single plan for any identified Outline Development Plan area identified on the Planning Maps and Appendices;*
- *Be prepared in accordance with the matters set out in Policy B4.3.8;*
- *Take account of the Medium Density and Subdivision Design Guides.*

A single ODP is proposed for the application site consisting of Living Z zoning and includes identification of main transport corridors and reserves for both connectivity and protection of Transpower assets.

Policy B4.3.8

Each Outline Development Plan shall include:

- *Principal through roads, connection and integration with the surrounding road networks, relevant infrastructure services and areas for possible future development;*
- *Any land to be set aside for*
 - *community facilities or schools;*
 - *parks and land required for recreation or reserves;*
 - *any land to be set aside for business activities;*
 - *the distribution of different residential densities;*
 - *land required for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths;*
 - *land reserved or otherwise set aside from development for environmental or landscape protection or enhancement; and*
 - *land reserved or otherwise set aside from development for any other reason, and the reasons for its protection.*
- *Demonstrate how each ODP area will achieve a minimum net density of at least 10 lots or household units per hectare;*
- *Identify any cultural (including Te Taumutu Rūnanga values), natural, and historic or heritage features and values and show how they are to be enhanced or maintained;*
- *Indicate how required infrastructure will be provided and how it will be funded;*
- *Set out the phasing and co-ordination of subdivision and development in line with the phasing shown on the Planning Maps and Appendices;*
- *Demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area;*
- *Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;*
- *Show how other potential adverse effects on the environment, the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;*
- *Include any other information which is relevant to an understanding of the development and its proposed zoning; and*
- *Demonstrate that the design will minimise any reverse sensitivity effects.*

The ODP has been developed to provide principal roads and active transport connections to the surrounding areas for connections to future development, services in Prebbleton Township and Birchs Road Reserve. A minimum density of 12 households per hectare is proposed, noted on the ODP and in the accompanying text. Multimodal transport connections are provided within the site and the site will be connected to reticulated services for potable water and

wastewater disposal. The primary roads provided on the southern and western boundaries will provide a buffer to the rural Inner Plains use beyond and a clear delineation between the urban and rural uses.

Prebbleton Specific Growth Policies

Policy B4.3.64

Encourage land located to the east and west of the existing Living and Business zones, being those Living and Business zones that adjoin Springs Road, which is located as close as possible to the existing township centre as the first preferred areas to be rezoned for new residential development at Prebbleton, provided sites are available and appropriate for the proposed activity.

As discussed throughout this application many of the areas identified by various strategic documents for Selwyn have been developed or are in process to allow development. New areas for future expansion (i.e., beyond 2028) have yet to be identified. The proposal is not inconsistent with this policy as it is considered the areas identified by this policy are in the process of being developed and therefore new areas for expansion can be explored.

Policy B4.3.65

Discourage further expansion of Prebbleton township north or south of the existing Living zone boundaries adjoining Springs Road.

The application site is south of the existing Living 3 Hamptons Road Zone which adjoins Springs Road. The proposal is not consistent with this policy.

Policy B4.3.67

Consider any potential adverse effects of rezoning land for new residential or business development at Prebbleton on the 'rural-urban' landscape contrast of the area with Christchurch City, as identified in the RPS.

The application site is located south of the existing township and so is not located on the rural-urban interface with Christchurch City.