

**BEFORE INDEPENDENT HEARING COMMISSIONERS  
AT SELWYN**

**I MUA NGĀ KAIKŌMIHANA WHAKAWĀ MOTUHAKE  
HEREWINI**

**IN THE MATTER OF** the Resource Management Act 1991

**AND**

**IN THE MATTER OF** of the hearing of submissions on the  
Proposed Selwyn District Plan

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**MEMORANDUM OF COUNSEL ON BEHALF OF KĀINGA ORA—HOMES  
AND COMMUNITIES**

**Hearings 1 and 3 – Strategic Directions and Urban Growth**

**20 August 2021**

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**MAY IT PLEASE THE PANEL**

- 1 Kāinga Ora—Homes and Communities (Kāinga Ora) is a submitter (DPR-0414) and further submitter on the proposed Selwyn District Plan (PDP).
- 2 In response to questions raised by the Panel during the Strategic Directions hearing, Kāinga Ora's planning witness, Mr Roberts, has prepared a tracked change version of the Strategic Directions provisions to include those Urban Growth objectives that Kāinga Ora seeks to relocate from the Urban Growth chapter of the PDP to the Strategic Directions chapter.
- 3 Having considered the matters raised during the Strategic Directions hearing, Mr Roberts agrees that the policies of the Urban Growth chapter contain a level of detail that may not be appropriate for the Strategic Directions section of the PDP. On that basis Mr Roberts' recommendation, which is accepted by Kāinga Ora, is that:
  - (a) the three proposed Urban Form and Development objectives are merged with the three proposed Urban Growth objectives to create four new Strategic Objectives that sit in the Urban Form and Development chapter;
  - (b) the proposed Urban Growth policies remain in the Urban Growth chapter; and
  - (c) the Urban Growth overlay is deleted and a Future Urban zone is provided for as set out in Kāinga Ora's submission.
- 4 Removing the objectives from the Urban Growth chapter and merging them with the Urban Form and Development Strategic Objectives removes duplication and reduces the potential for conflicting direction between the two sets of proposed objectives. In addition, it will ensure that the Urban Growth objectives are given the primacy within the PDP that their strategic nature requires and deserves.
- 5 Attached is an amended version of the Strategic Objectives showing the recommended changes in strike through and underline. A clean amended version is also attached.

6 Kāinga Ora is grateful for the Panel's consideration of this matter.

**DATED** this 20<sup>th</sup> day of August 2021

**L J Semple**

Counsel for Kāinga Ora—Homes and Communities

## Kāinga Ora proposed restructure of the Urban Growth Strategic Objectives

Key:

Black underline and ~~striketrough~~ – s42A recommended amendments

Red underline and ~~striketrough~~ – Kāinga Ora recommended amendments

Green text – amendments showing the Urban Growth chapter objectives incorporated as Strategic Directions objectives (as requested by the hearings panel), with changes (some made by the s42A author) shown as underline and ~~striketrough~~

### Compact and sustainable township network

#### SD-UFD-01

Urban growth is located only in or around ~~around~~ adjoining existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network, while:

1. responding ~~considering~~ to the community's needs, natural landforms, cultural values, highly productive land, and physical features;

2. Supporting accessible, sustainable and resilient residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas; and

3. The role and function of each urban area within the District's Township Network and Supporting the economic and social prosperity of the District's commercial centres. ~~and~~

3. ~~The efficient servicing of townships and integration with existing and planned infrastructure.~~

#### Urban Growth and Development Capacity

#### SD-UFD-02

There is at all times at least sufficient feasible development capacity within Greater Christchurch to meet ~~anticipated~~ expected demands for housing and business activities to ensure:

1. The housing bottom lines are met;
2. A wide range of housing types, sizes, and densities are available to satisfy social and affordability needs and respond to demographic change; and
3. Commercial and industrial growth is supported by a range of working environments and places to locate and operate businesses consistent with the District's Activity Centre Network.

### Integration of Land Use and Infrastructure

#### SD-UFD-03

Urban growth and development:

**Commented [BA1]:** Amended to incorporate clauses 1 and 2 of UGO2. Clause 3 of UGO2 covered by amended UFDO3

**Commented [BA2]:** Amended to incorporate UG03 (copied below).

**Commented [BA3]:** No change

1. is well-integrated with the efficient provisions, including the timing and funding, of infrastructure; and

2. has the ability to manage or respond to the effects of climate change.

### Strategic Urban Growth

#### SD-UFD-O4

Urban growth is provided for in a strategic manner that:

1. Achieves attractive, pleasant, high quality, and resilient urban environments;
2. ~~Maintains and enhances the~~ Achieves the built form, 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 urban 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 the provision of available infrastructure, the strategic transport network, 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;
9. ~~Does not significantly affect the efficient operation of important infrastructure; and~~
10. Has particular regard to the finite nature and life supporting capacity of highly productive land.

Commented [BA4]: New Strategic Direction objective – transfer of UG01

### Clean version of proposed objectives

#### Compact and sustainable township network

##### SD-UFD-O1

Urban growth is located only in or around existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network, while:

1. considering the community's needs, natural landforms, cultural values, highly productive land, and physical features;
2. supporting accessible, sustainable and resilient residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas; and
3. supporting the economic and social prosperity of the District's commercial centres.

#### Development Capacity

##### SD-UFD-O2

There is at all times at least sufficient feasible development capacity within Greater Christchurch to meet expected demands for housing and business activities to ensure:

1. The housing bottom lines are met;
2. A wide range of housing types, sizes, and densities are available to satisfy social and affordability needs and respond to demographic change; and

3. Commercial and industrial growth is supported by a range of working environments and places to locate and operate businesses consistent with the District's Activity Centre Network.

#### **Integration of Land Use and Infrastructure**

##### **SD-UFD-O3**

Urban growth and development:

1. is well-integrated with the efficient provisions, including the timing and funding, of infrastructure; and
2. has the ability to manage or respond to the effects of climate change.

#### **Strategic Urban Growth**

##### **SD-UFD-O4**

Urban growth is provided for in a strategic manner that:

1. Achieves attractive, pleasant, high quality, and resilient urban environments;
2. Achieves the built form, 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 urban 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 the provision of available infrastructure, the strategic transport network, and utilities, including land transport infrastructure;
8. Enables people and communities, now and future, to provide for their wellbeing, and their health and safety;
9. Does not significantly affect the efficient operation of important infrastructure; and
10. Has particular regard to the finite nature and life supporting capacity of highly productive land.