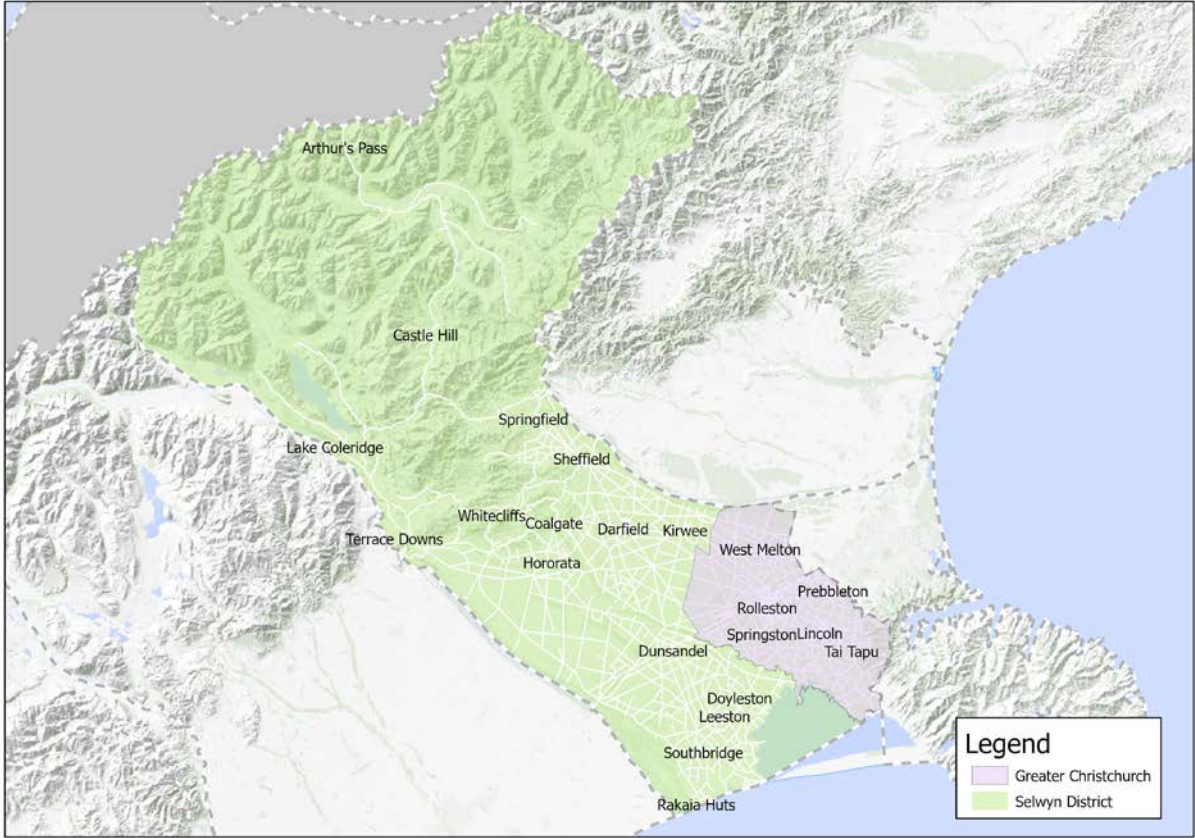


Appendix 2: Recommended amendments

Definitions	
Greater Christchurch	<p>The area shown on Map A of Chapter 6 of the CRPS.</p> 

1

¹ DPR-0379.025

Greenfield Development	The <u>subdivision</u> , use and/or development of <u>land</u> identified on Map A of Chapter 6 of the <u>CRPS</u> as a Greenfield Priority Area. ²	
Urban³ Intensification	An increase in the residential household yield within existing urban areas located within the district’s townships.	
Versatile Soils Highly Productive Land⁴	<u>Land</u> classified as <u>Land</u> Use Capability I or II in the New Zealand <u>Land</u> Resource Inventory.	
How the Plan works		
General Approach – HPW – Cross Boundary Matters		
HPW13 – Growth Management		
Issue	Local Authority	Process
Managing the form and location of urban growth to ensure an efficient supply of housing and business capacity across <u>Greater Christchurch</u> and within the wider Selwyn District.	<u>Canterbury Regional Council</u> , Christchurch City Council, Waimakariri District Council, and <u>Greater Christchurch</u> Partnership.	<ul style="list-style-type: none">Coordinating the development of market indicator monitoring housing and business capacity assessments, future development strategies and any changes to the Regional Policy Statement within the <u>Greater Christchurch</u> Partnership.Engaging with <u>Canterbury Regional Council</u>, Christchurch City Council, and Waimakariri District Council when preparing urban spatial plans.Serving notice of any plan changes that propose additional ‘greenfield’ <u>land</u> or an <u>urban⁵ intensification</u> area within <u>Greater Christchurch</u> to support an increase in housing or business capacity on <u>Canterbury Regional Council</u>, Christchurch City Council, and Waimakariri District Council.Encourage a consistent approach for managing urban growth across district plans.Notify Christchurch City Council of plan changes, variations and significant resource consents for urban development near the City boundary and including Rolleston and Lincoln.
Resource consent applications and plan change	<u>Canterbury Regional Council</u> , Ashburton District Council, Christchurch City Council, Hurunui District Council, Waimakariri District Council, and Westland District Council.	<ul style="list-style-type: none">Consultation between Councils.

² DPR-0358.024, DPR-0363.023, DPR-0374.029, DPR-0384.031

³ DPR-0422.058

⁴ DPR-0353.079

⁵ DPR-0422.058

proposals for urban developments adjacent to territorial authority boundaries		<ul style="list-style-type: none"> Notify adjoining Local Authorities of plan changes, variations, and significant resource consents for urban development near territorial authority boundaries.
Effects on rural character of small allotments on the boundary with Christchurch City and the management of rural residential growth.	Canterbury Regional Council , New Zealand Transport Agency , and Christchurch City Council.	<ul style="list-style-type: none"> Encourage consistent residential density provisions in adjoining district plans and that rural residential densities in the Greater Christchurch area give effect to the Canterbury Regional Policy Statement. Locations of rural residential growth within Geater Christchurch are managed and considered through the Selwyn Rural Residential Strategy.
UG Overview		
	<p>The Selwyn District is a desirable place to live, work, and play, which is generating a demand for housing and business opportunities to support the needs of the growing community now and into the future. The Urban Growth chapter assists in meeting these demands by encouraging a consolidated and compact settlement pattern that optimises the use and development of resources. This chapter also assists in ensuring there is enough urban development capacity available to meet the District’s housing and business needs while assuring that high quality living and business environments continue to be developed to implement the adopted Development Plans.</p> <p>Ongoing urban development capacity is provided through the identification of new urban areas that are subject to the Urban Growth Overlay and by enabling existing sites to be intensified or redeveloped. <u>This chapter also provides a framework for assessing development outside of the areas identified.</u>⁶ The need for zoning processes to demonstrate consistency with all of the urban growth policies and to consider relevant Development Plans will ensure that new urban growth areas do not conflict with legitimately established land use activities, compromise the quality of the environments that people value, and result in adverse environmental effects.</p> <p>The urban intensification of activities and redevelopment of existing land within urban zones is encouraged to support the District’s urban growth needs. This includes through increased housing densities and the development and implementation of Urban Intensification Plans and Development Plans to achieve integrated settlement patterns and to complement the ongoing provision of new urban areas.</p> <p>The Urban Growth Overlay maps the spatial locations identified in Development Plans that have been adopted by SDC. These assist, but are not determinative, in determining identifying⁷ where new urban areas can locate around townships and delivering the outcomes that are anticipated to be achieved within these environments. Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA.</p>	

⁶ DPR-0136.003, DPR-0137.003, DPR-0157.004, DPR-0176.003, DPR-0178.003, DPR-0180.002, DPR-0209.004, DPR-0298.007, DOR-0302.003, DPR-0344.008, DPR-0376.003, DPR-0397.003, DPR-0399.004, DPR-0460.009, DPR-0461.004, DPR-0488.006, DPR-0491.004, DPR-0492.003, and DPR-0493.003.

⁷ DPR-0491.004

	The General Rural Zone activity-based rules apply to the land that is subject to the Urban Growth Overlay to enable the majority of rural land uses to continue. Additional rules apply to ensure that land use and subdivision development does not undermine the future zoning or development of the land that will assist in meeting the growth needs of the district. All other site -specific rules to achieve the urban growth outcomes will be determined through the zoning process.
Objectives	
UG-O1	<p>Urban growth is provided for in a strategic manner that:</p> <ol style="list-style-type: none"> 1. Achieves attractive, pleasant, high quality, and resilient urban environments; 2. Maintains and enhances the Achieves the built form,⁸ 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 urban⁹ 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 of¹⁰ available infrastructure, the strategic transport network,¹¹ and utilities, including land transport infrastructure; and¹² 8. Enables people and communities, now and future, to provide for their wellbeing, and their health and safety;¹³ 9. Does not affect the efficient operation of important infrastructure;¹⁴ and 10. Has particular regard to the finite nature and life supporting capacity of highly productive land.¹⁵
Policies	
UG-P1	Spatially identify new greenfield ¹⁶ urban growth areas supported by a Development Plan .
UG-P7	<p>Any new urban areas shall deliver the following urban form and scale outcomes:</p> <ol style="list-style-type: none"> 1. Township boundaries maintain a consolidated and compact urban form; 2. The form and scale of new urban areas support the settlements role and function within the District's Township Network; 3. The natural features, physical forms, opportunities, and constraints that characterise the context of individual locations are identified and addressed to achieve appropriate land use and subdivision outcomes, including where these considerations are identified in any relevant Development Plans; and

⁸ DPR-0414.147

⁹ DPR-0422.058

¹⁰ DPR-0367.044

¹¹ DPR-0032.002

¹² DPR-0370.074, and DPR-0371.057

¹³ DPR-0370.074, and DPR-0371.057

¹⁴ DPR-0370.074, and DPR-0371.057

¹⁵ DPR-0353.223, and DPR-0370.074

¹⁶ DPR-0414.150

	4. The extension of township boundaries along any strategic transport network is discouraged where there are more appropriate alternative locations available it would adversely affect the safe efficient and effective functioning of the network, including the ability to support freight and passenger transport services, or would foreclose the opportunity for the development of the network to meet planned strategic transport requirements¹⁷.
UG-P8	Avoid the following locations and areas when zoning land to extend township boundaries to establish new urban areas: <ol style="list-style-type: none"> 1. Sites and Areas of Significance to Māori; 2. Significant Natural Areas; 3. Outstanding Natural Landscapes and Visual Amenity Landscapes; 4. <u>The 50 dB Ldn Air Noise Contours;</u>¹⁸ and 5. High Hazard Areas.
UG-P9	Recognise and provide for¹⁹ the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas²⁰. <u>Protect, to the extent reasonably possible,²¹ highly productive land and adjoining rural land for rural production from inappropriate urban subdivision²².</u>
UG-P10	Ensure the establishment of high-quality urban environments by requiring that new urban areas: <ol style="list-style-type: none"> 1. Maintain the <u>Achieve the built form,</u>²³ amenity values and character anticipated within each township and the outcomes identified in any relevant Development Plan; 2. Recognise and protect identified Heritage Sites, Heritage Settings, and Notable Trees; and 3. Preserving <u>Preserve²⁴ the rural outlook—that characterises the General Rural Zone at the interface between rural and urban environments²⁵ through appropriate landscape mitigation, densities, or development controls—at the interface between rural and urban environments.</u>²⁶
UG-P11	When zoning land to establish any new urban area or to extend any township boundary, avoid <u>adverse effects, including²⁷</u> reverse sensitivity effects on:

¹⁷ DPR-0260.154

¹⁸ DPR-0371.059

¹⁹ DPR-0136.007, DPR-0157.007, DPR-0176.007, DPR-0178.005, DPR-0209.008, DPR-0298.011, DPR-0344.012, DPR-0376.005, DPR-0397.004, DPR-0399.006, DPR-0460.013, DPR-0461.008, DPR-0488.010, and DPR-0491.006

²⁰ Consequential Change from UG-O1 recommendation

²¹ DPR-0353.225

²² DPR-0033.002

²³ DPR-0414.159

²⁴ DPR-0136.008, and DPR-0302.007

²⁵ DPR-0176.008, DPR-0178.006, DPR-0209.009, DPR-0298.012, DPR-0344.013, DPR-0376.006, DPR-0397.005, DPR-0399.007, DPR-0461.009, and DPR-0491.007

²⁶ DPR-0176.008, DPR-0178.006, DPR-0209.009, DPR-0298.012, DPR-0344.013, DPR-0376.006, DPR-0397.005, DPR-0399.007, DPR-0461.009, and DPR-0491.007

²⁷ DPR-0370.075, DPR-0371.060, and DPR-0446.135

	<ol style="list-style-type: none"> Any existing or anticipated activity on²⁸ adjoining rural, dairy processing,²⁹ industrial, inland port, or knowledge zone; and on the safe, efficient and cost-effective operation of important infrastructure, land transport infrastructure, and the strategic transport network.
UG-P12	<p>Ensure the zoning of land to extend township boundaries to establish new urban areas demonstrates how it will integrate with existing urban environments, optimise the efficient and cost-effective provision of infrastructure and public transport³⁰, and protect natural and physical resources, by:</p> <ol style="list-style-type: none"> Aligning the zoning, subdivision and development with network capacity and availability of existing or new planned³¹ infrastructure and public transport services³², including through the staging of development; Avoiding adverse effects on the ground and surface water resource by requiring connections to reticulated water, wastewater, and stormwater networks where they are available, or where they are not available³³ by demonstrating that the necessary discharge approvals can be obtained for all on-site wastewater and stormwater treatment and disposal facilities; Ensuring the land is located where solid waste collection and disposal services are available or planned³⁴; Prioritising accessibility and connectivity between the through zoning³⁵ land and adjoining neighbourhoods, commercial centres, open space reserves, and community facilities, including education providers, public reserves, and health services; and Requiring safe, attractive and convenient land transport infrastructure that promotes walking, cycling, and access to public transport and public transport facilities to encourage energy efficiency and improve peoples' health and wellbeing.
UG-P13	<p>Residential growth – Greater Christchurch area</p> <p>Any new residential growth area within the Greater Christchurch area shall only occur where:</p> <ol style="list-style-type: none"> Extensions assist in meeting the housing bottom lines (minimum housing targets) of 8,600 households over the medium-term period through to 2028. A HDCA and FDS identify a need for additional feasible development capacity for the township and the additional residential land supports the rebuild and recovery of Greater Christchurch; The land is subject to an Urban Growth Overlay and the area is either: <ol style="list-style-type: none"> a 'greenfield priority area', or any subsequent urban growth areas or urban containment boundaries, in the CRPS where it is a residential activity; or identified in an adopted Rural Residential Strategy and in accordance with CRPS Policy 6.3.9 where it is a rural residential activity.

²⁸ DPR-0142.040

²⁹ DPR-0370.077

³⁰ DPR-0032.003

³¹ DPR-0414.161

³² DPR-0032.003

³³ DPR-0260.158

³⁴ DPR-0414.161

³⁵ DPR-0414.161

	<ol style="list-style-type: none"> 4. The minimum net densities of 12 15³⁶hh/ha for residential activities, unless there are demonstrated constraints then no less than 12 hh/ha,³⁷ or 1 to 2hh/ha for rural residential activities are met; 5. A diversity in housing types, sizes and densities is demonstrated to respond to the demographic changes and social and affordability needs identified in a HDCA, FDS or outcomes identified in any relevant Development Plan; and 6. An ODP is prepared that addresses the matters listed in UG-ODP Criteria and incorporated into this Plan before any subdivision proceeds.
UG-P15	<p>Business growth – Greater Christchurch area Any new areas to support commercial activities, industrial activities, or activities provided for in the Port Zone or Knowledge Zone in the Greater Christchurch area shall only occur where:</p> <ol style="list-style-type: none"> 1. A BDCA and FDS demonstrates a need for additional suitable development capacity within the township and the additional suitable development capacity supports the rebuild and recovery of Greater Christchurch; 2. The land is subject to the Urban Growth Overlay and the area is either: <ol style="list-style-type: none"> a. a ‘greenfield priority area’, or any subsequent urban growth areas or urban containment boundaries, in the CRPS where it is an industrial activity; or b. consolidated within a Key Activity Centre or within an existing General Industrial Zone, Port Zone or Commercial and Mixed Use Zone. 3. A diverse range of services and opportunities is provided for to respond to the social and economic needs identified in a BDCA, FDS or any relevant Development Plan; 4. The type, scale and function of new commercial areas are consistent with the Activity Centre Network and support mixed use activities, unless located in a Large Format Retail Zone; 5. The location, dimensions and characteristics of the land are appropriate to support: <ol style="list-style-type: none"> a. activities that are anticipated within the existing General Industrial Zone, Knowledge Zone or Commercial and Mixed Use Zone; b. community facilities and public spaces where these are anticipated by the land use zone; and 6. An ODP is prepared that addresses the relevant matters listed in UG-ODP Criteria³⁸ and incorporated into this Plan before any subdivision proceeds.
UG-P16	<p>Business growth – Outside the Greater Christchurch area Any new areas to support commercial or industrial activities outside the Greater Christchurch area shall only occur where:</p> <ol style="list-style-type: none"> 1. There is a demonstrated need for additional suitable development capacity within the township, including where identified in any relevant Development Plan; 2. The land is subject to the Urban Growth Overlay, or is consolidated with an existing Town Centre Zone, Local Centre Zone or General Industrial Zone;

³⁶ DPR-0032.004 and DPR-0260.159

³⁷ DPR-0032.004 and DPR-0260.159

³⁸ DPR-0367.049

	<ol style="list-style-type: none"> 3. A diverse range of services and opportunities is provided for to respond to any specific social and economic needs, including where identified in any relevant Development Plan; 4. The type, scale and function of new commercial areas are consistent with the Activity Centre Network, including supporting mixed use activity in the Town Centre Zone; 5. The location, dimensions and characteristics of the land are appropriate to support: <ol style="list-style-type: none"> a. activities that are anticipated within the Town Centre Zone, Local Centre Zone or General Industrial Zone; b. community facilities and public spaces where these are anticipated by the land use zone; and 6. An ODP is prepared that addresses the relevant matters listed in UG-ODP Criteria³⁹ and incorporated into this Plan before any subdivision proceeds.
UG-P17	<p>Urban⁴⁰ Intensification and redevelopment</p> <p>Encourage the urban⁴¹ intensification of urban activities or redevelopment of existing land within urban zones to assist in supporting the district's urban growth needs, including through the implementation of an adopted Urban Intensification Plan or any relevant Development Plan, to:</p> <ol style="list-style-type: none"> 1. Minimise the loss of the rural land resource, particularly highly productive land⁴²; 2. Maintain the effective and efficient use of infrastructure and the strategic transport network; 3. Support housing choice, increase the availability of affordable housing and enable economically resilient and diverse commercial centres, including by providing mixed use activities in Key Activity Centres or Local Centre Zones; 4. Promote consolidated and compact townships that support resilient, diverse and self-sufficient settlements; 5. Promote the regeneration of buildings and land; 6. Achieve higher residential densities in and around Key Activity Centres, Town Centres, Core Public Transport Routes and in locations where there is safe and convenient access to public transport and public transport facilities; and 7. Achieve higher floor area ratios in the Commercial and Mixed Use Zone and General Industrial Zone to optimise the use of commercial and industrial land; <p>provided that urban⁴³ intensification or redevelopment does not</p> <ol style="list-style-type: none"> 8. generate adverse amenity effects on surrounding environments; or 9. undermine the safe, efficient or cost-effective operation of infrastructure or utility services; or 10. generate reverse sensitivity effects on important infrastructure⁴⁴.
Matters	

³⁹ DPR-0367.050

⁴⁰ DPR-0422.058

⁴¹ DPR-0422.058

⁴² DPR-0353.228

⁴³ DPR-0422.058

⁴⁴ DPR-0367.051

UG-MAT1	<ol style="list-style-type: none"> 1. the extent to which the subdivision will limit, restrict or compromise the ability to zone, subdivide and develop the land as a new urban area in the future, including its impacts on: <ol style="list-style-type: none"> a. The ability to achieve the anticipated urban form, capacity, density or amenity outcomes, including those identified in any relevant development plan; b. The ongoing operation of strategic infrastructure; c. Cost effective and efficient infrastructure provision; d. Safe, efficient and integrated land transport networks; and e. Managing potential adverse reverse sensitivity effects, including with adjacent zones⁴⁵.
Schedule	
UG-SCHED1	<ol style="list-style-type: none"> 1. A single ODP shall be prepared for each new residential and business⁴⁶ growth area and incorporated into the Planning Maps and the relevant Development Area chapter of this Plan; 2. Each ODP shall illustrate how the site characteristics and topography have been addressed through the identification of: <ol style="list-style-type: none"> a. Principal through roads and connections both within and adjoining the ODP area, including principal walking and cycling networks and public transport and freight routes; b. Methods for the integrated management of water, stormwater, and wastewater and associated infrastructure consistent with UG-P15; c. How each ODP area will when required to⁴⁷: <ol style="list-style-type: none"> i. Achieve the minimum net density requirements and outcomes listed in UG-P5 or UG-P6 are to be achieved; ii. Be staged to allow the subdivision development to align with the timing, funding, and availability of network infrastructure capacity; and iii. Integrate into any adjoining land that is subject to the Urban Growth Overlay; 3. The following features shall be considered and where relevant provided for and outcomes are to be illustrated on an indicative subdivision concept plan containing lot configurations and sizes that is to accompany the ODP⁴⁸; <ol style="list-style-type: none"> a. Any land to be set aside to protect or enhance environmental, conservation, landscape, heritage or cultural (including to provide for the interests of nga rūnanga) values; b. Any land to be set aside for community facilities, schools, open space reserve or commercial activities and how accessibility and connectivity between these locations is supported in the land transport network; c. Any land to be set aside to effectively manage hazard risk or contaminated land; d. Any methods or boundary treatments required to mitigate reverse sensitivity effects and promote compatible land use activities, including protecting important infrastructure, or a designated site; and e. Any other information which is relevant to the understanding of the development and its proposed zoning.

⁴⁵ DPR-0353.229

⁴⁶ DPR-0367.053

⁴⁷ DPR-0367.053

⁴⁸ DPR-0412.019

The following spatial amendments are recommended to PDP Planning Maps:

Map Layer	Description of recommended amendment	Link
- Urban Growth Overlay	Remove Lot 1 DP 494969, Lot 1 DP 16759, and Lot 1 DP 35608 from the overlay.	<i>LEESTON</i>

