

Proposed Selwyn District Plan



Section 42A Report

Re-Zoning Framework

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Contents

1. Purpose of report.....	3
2. Qualifications and experience.....	3
3. Scope of report and topic overview.....	3
4. Statutory requirements and planning framework.....	3
5. Greater Christchurch Context	6
6. Selwyn’s Strategic Framework.....	9
7. Housing Capacity Assessment.....	11
8. PDP Approach	17
9. Process	17
10. NPS-UD Policy 8 Significance Criteria.....	18
11. Greenfield Framework	19
12. Other Need Test.....	21
13. Intensification Framework.....	21
14. Business Land Framework.....	23
15. Rural Residential Framework.....	24
16. Any Other Requests	25
Appendix 1 – Rezoning Flow Chart	26
Appendix 2 – Legal Advice	27

1. Purpose of report

- 1.1 This report is prepared under s42A of the RMA to provide a Re-Zoning Framework to assist in the assessment of submissions requesting the re-zoning of land in the PDP. The purpose of this report is not to address any specific submission points, but to provide the Hearing Panel with a summary and analysis of the higher order statutory and planning framework relevant to the consideration of rezoning requests on the PDP and to provide a platform for subsequent s42A reporting officers to use in their assessment of specific rezoning request submission points. As set out in Minute 1 issued by the Hearing Panel¹, individual s42A reports addressing the merits of each rezoning request are to follow the receipt of submitters' evidence, which is to be provided in accordance with timeframes directed by the Hearing Panel².
- 1.2 The conclusions reached in this report are not binding on the Hearing Panel. It should not be assumed that the Hearing Panel will reach the same conclusions having considered all the information in the submissions and the evidence to be brought before them, by the submitters.

2. Qualifications and experience

- 2.1 My full name is Benjamin Moffat Baird. I am employed by the Council as a Policy Analyst within the Strategy and Policy Team. My qualifications include a Bachelor's of Science in Economics from the University of Canterbury and Masters of Environmental Policy in Planning from Lincoln University. I am an Intermediate member of the NZPI.
- 2.2 I have 6.5 years' experience as a resource management planner, with this work including work within the Christchurch Replacement District Plan, including s42A report writing. I have also been involved in the development of various baseline and preferred option reports within the PDP process, from Hazardous Substances, Temporary Activities, Māori Purpose, Earthworks, as well as the development of the Urban Growth Chapter. I am also involved in the Greater Christchurch response to the National Policy Statement on Urban Development (NPS-UD), as well as the previous development of Our Space.
- 2.3 I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014 and that I have complied with it when preparing this report. Having reviewed the submitters and further submitters relevant to this topic I advise there are no conflicts of interest that would impede me from providing independent advice to the Hearings Panel.

3. Scope of report and topic overview

- 3.1 This report outlines the statutory and planning framework that will assist in the evaluation of submission points relating to re-zoning. This outlines the legislation and regional and district frameworks, notably the PDP Urban Growth chapter, that will inform decision-making. The last step will outline a process for assessing specific re-zoning requests.

4. Statutory requirements and planning framework

¹ https://www.selwyn.govt.nz/_data/assets/pdf_file/0007/459223/SDC-Minute-1-8-June-2021.pdf

² Paragraph 39 of Minute 1

Resource Management Act 1991

- 4.1 The PDP must be prepared in accordance with the Council's functions under section 31 of the RMA; Part 2 of the RMA; the requirements of sections 74 and 75, and its obligation to prepare, and have particular regard to, an evaluation report under section 32 of the RMA, any further evaluation required by section 32AA of the RMA; any national policy statement, the New Zealand coastal policy statement, national planning standards; and any regulations³. Regard is also to be given to the CRPS, any regional plan, district plans of adjacent territorial authorities, and the IMP.
- 4.2 As set out in the [‘Overview’ Section 32 Report](#), and [‘Overview’ s42a Report](#), there are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of the PDP. These documents are discussed in more detail within this report and also within the Section 32 reports for the [Strategic Directions](#) and [Urban Growth](#) Chapters of the PDP.

National Policy Statement on Urban Development

- 4.3 The National Policy Statement on Urban Development (NPS-UD) came into effect on 20 August 2020 and replaced the National Policy Statement on Urban Development Capacity (NPS-UDC). It recognises the national significance of urban environments and provides direction to decision-makers on planning for well-functioning urban environments that respond to the changing needs of people, communities and future generations. The NPS-UD provides policy direction for the whole district. Selwyn District Council is identified as a Tier 1 local authority, and the Tier 1 urban environment referred to in Table 1 of the NPS-UD is Christchurch. For the application of the NPS-UD, the urban environment is considered to explicitly relate to Greater Christchurch, as shown on Map A within Chapter 6 of the CRPS.
- 4.4 Objective 1 of the NPS-UD seeks that well-functioning urban environments 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. Objective 2 seeks that planning decisions improve housing affordability by supporting competitive land and development markets. Objective 3 seeks that district plans enable more people to live in areas of an urban environment that is in or near a centre zone or other areas with many employment opportunities, or is well-served by existing or planned public transport. Objective 4 seeks that urban environments develop and change over time in response to the changing needs of people and communities and future generations.
- 4.5 Policy 1 seeks that planning decisions contribute to well-functioning urban environments that, as a minimum have or enable a variety of homes that meet the needs of different households and have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport. Policy 3 seeks to enable building heights and density of urban form commensurate with the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services or the relative demand for housing and business use in that location. Policy 6 recognises that the planned urban built form may involve significant changes to an area, and those changes may detract from amenity values appreciated by some people but improve amenity values appreciated by other people,

³ Section 74 RMA

communities, and future generations, including by providing increased and varied housing densities and types and that these are not, of themselves, an adverse effect.

- 4.6 Council has been working collaboratively with the Greater Christchurch Partners to 'give effect' to the previous NPS-UDC and this will continue with the NPS-UD, as outlined in Section 5 of this report. This included publishing market indicator monitoring reports, preparing housing and business development capacity assessments, drafting a future development strategy (FDS), and the inclusion of housing bottom lines.
- 4.7 **Policy 8 Criteria.** The NPS-UD requires implementation of Policy 8. Policy 8 of the NPS-UD requires local authorities to be responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if it is unanticipated by planning documents. Section 3.8 outlines criteria to determine whether a plan change provides significant capacity. A local authority must have particular regard to the capacity provided if it contributes to a well-functioning urban environment, is well-connected along transport corridors, and meets requirements within the CRPS. A change to the CRPS in response to this element of the NPS-UD has not occurred yet. Without criteria in the CRPS, the assessment is based on well-functioning urban environment and well-connected along transport corridors.
- 4.8 With the release of the NPS-UD, there is a need to clarify whether the CRPS gives effect to this higher order document. This has potential implications for the interpretation of how urban growth is to be provided for in the PDP. Legal advice obtained by the Council, see **Appendix 2**, has been developed considering the other legal advice presented as part of both the Strategic Directions and Urban Growth hearings on the PDP. This advice covers both the PDP and changes to the Operative District Plan. This advice has indicated, in short, the absence of significant criteria in the CRPS means it is not giving effect to the NPS-UD. Further, the 'hard line' and 'avoid' policy of the CRPS is what the responsive nature of the NPS-UD is seeking to work around, when something is significant and meets the criteria. Any rezoning proposal within the CRPS 'Map A' (Greater Christchurch boundary) but outside an identified urban area should be considered first against the NPS-UD criteria and then on their merits. Any rezoning proposal outside of the CRPS 'Map A' (i.e. outside Greater Christchurch) does not need to consider the Policy 8 criteria as the CRPS policy framework is different in terms of development. The CRPS seeks to avoid development not identified in Map A, whereas it seeks to manage development outside of Greater Christchurch. However, the criteria can still provide some guidance on matters to consider. In the absence of significant criteria in the CRPS, any rezoning proposal considered in the context of both the Operative and Proposed District Plans will need to be addressed on a case-by-case basis.

Canterbury Regional Policy Statement

- 4.9 The CRPS provides a clear framework for managing urban growth throughout the Canterbury region. Chapter 6 applies to the Greater Christchurch area and encompasses the towns of Rolleston, Lincoln, Prebbleton, West Melton, Springston, and Tai Tapu. The CRPS seeks to provide certainty to the wider community, as well as providing for infrastructure, around how recovery and growth will be enabled within the sub-region to encourage and support the earthquake rebuild through to 2028. Objectives seek to establish and manage a framework for recovery that identifies both the priority areas for urban development and the constraints that will affect the long-term sustainable management of

natural and physical resources. Related policies prescribe how urban growth is to be managed by determining the:

- a. urban form and settlement pattern through the identification of the location, type and mix of residential and business activities, including the spatial extent of the priority areas for urban development through to 2028 in Map A;
- b. network of key activity centres needed to provide a focus for commercial activity, medium density housing, community facilities, public greenspace, and public and active transport networks;
- c. methods to integrate land use with natural, cultural, social and economic outcomes, transport and other infrastructure, including stormwater management planning;
- d. areas where rebuilding and development may not occur, including areas constrained by natural hazards and environmental values;
- e. minimum residential densities in greenfield and brownfield housing locations;
- f. requirements for urban design to be addressed at various scales for business, housing and mixed-use development; and
- g. development of housing options on Māori reserves.

- 4.10 Chapter 5 applies to the whole of the Canterbury region, but key growth provisions do not relate to the Greater Christchurch area. The CRPS acknowledges that urban development, and the associated provision of infrastructure and transport networks, results in changes to environments and that this needs to be managed to promote the sustainable management of natural and physical resources. There is a focus on ensuring urban growth does not adversely impact on community wellbeing or foreclose the ability to use land for primary production. Objectives seek to encourage a consolidated settlement pattern that maintains the quality of the natural environment, providing for the efficient use of infrastructure and resources and avoids conflict between incompatible activities.

Change 1 to Chapter 6 of the CRPS

- 4.11 Following Our Space, the partnership began a process of including the Future Urban Development Areas (FUDA) areas within the CRPS along with a policy to establish criteria for when re-zoning within a FUDA was appropriate. The change did not address minimum densities rather leaving it to the territorial authority to bring in through the proposed district plans. The documentation and outline of the streamlined planning process can be found [here](#). This was started in April 2020, with submissions in January 2021, the Ministers decision released in May 2021, and became operative in July 2021.

Land Use Recovery Plan

- 4.12 The Land Use Recovery Plan (LURP) provided important statutory directions that guided the recovery and rebuild of the Greater Christchurch sub-region following the Canterbury Earthquake sequence. The LURP actions have been implemented through Council's responses to the Minister for Canterbury Earthquake Recovery that resulted in changes being made to the regional and district plans between 2013 and 2015. These actions included Chapter 6 of the CRPS through Action 44 and subsequent specific changes to the district plan from Actions 5, 6, 13, 17, 27, 29, 39, and 48.

5. Greater Christchurch Context

- 5.1 This section outlines the broader context of strategic documents that have influenced the residential and business development pattern in Selwyn District. This section covers the key strategic documents of the last 15 years that have influenced growth and the identification of greenfield areas. This shows that there are key broad context objectives that are agreed upon and have been consistent throughout the development of this strategic planning work.

Greater Christchurch Urban Development Strategy (2007)

- 5.2 The Urban Development Strategy (UDS) was developed by the Greater Christchurch Partnership in consultation with the communities of Christchurch City and Selwyn and Waimakariri districts. It includes several strategic goals and actions to deliver on the vision for the Greater Christchurch area by 2041. The UDS aims to manage urban growth through consolidated settlement patterns and the application of an integrated approach between land use planning and the provision of efficient and cost-effective transport networks. This vision is integrated into Chapter 6 of the CRPS and the Christchurch City, Selwyn and Waimakariri district plans.

Our Space (2019)

- 5.3 Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga (Our Space) is the first FDS that was prepared for the Greater Christchurch area under the NPS-UDC. It illustrates the relative capacity of feasible housing and commercial development for each of the three territorial authorities in the short, medium and long-term planning horizons. It builds on the UDS Vision, while signalling actions that need to be completed to assist in determining, and providing for, sufficient commercially feasible urban development capacity. The actions require the Greater Christchurch Partners to work collaboratively to build on the evidence base required to support changes to the CRPS and district plans, which will assist in determining the medium and long-term settlement pattern for the district.
- 5.4 Our Space identified two key responses to growth in Greater Christchurch relating to the medium and long term capacity shortfalls identified: identify future urban development areas in Rolleston, Rangiora, and Kaiapoi; and to include a transitional policy change to the overall share of growth in line with the UDS 2007 to support the redevelopment of the City over the long term.
- 5.5 Future Actions (Section 6.2 Further Work) include, among other things: a social and affordable housing action plan; a density review; investigate a single growth model; change the CRPS to include the FUDA areas and recommended that the density within FUDA areas be a minimum of 12hh/ha.

Future GCP Work

- 5.6 There are several current work programmes underway through the Greater Christchurch Partnership. This includes Greater Christchurch 2050, Urban Growth Partnership, Mass Rapid Transit (MRT) Indicative Business Case, and a Greater Christchurch Spatial Plan.
- 5.7 Greater Christchurch 2050 sets a vision for Greater Christchurch to achieve intergenerational wellbeing that also responds to climate change, and moving towards a zero-carbon economy. This project is broad in scope but is an important vehicle for delivering the partnership's priorities of tangibly integrating Māori aspirations, underpinning an Urban Growth Partnership and broader

engagement with Government, and enabling sustainable urban form that aligns and integrates with the transport system.

- 5.8 The Urban Growth Partnership will aim to foster and facilitate a collaborative approach between local and central government. This includes an alignment within strategies and plans and aims to help align a joint work programme.
- 5.9 There is ongoing work looking at social and affordable housing within Greater Christchurch. The draft report is discussed in the response to [Panel's questions on Urban Growth](#).
- 5.10 The MRT Business Case is in its initial phases with an interim report released in July. This report outlines whether future investment in MRT in Greater Christchurch is justified. The interim report concludes that further investigation is warranted and steps should be taken to identify and protect corridors. The further investigation is inter-linked with the spatial plan process as the level of demand required to support MRT also requires an urban form that supports MRT.
- 5.11 The Greater Christchurch Spatial Plan is the next logical step that links to the Urban Growth Partnership and the MRT Business Case. This will be prepared with central government. This has a work programme into 2023 with broad phases of evidence base, options analysis, plan development, and implementation and monitoring. The following figure shows how the spatial plan integrates with all current legislative spaces and strategies developed. In the interim, the adopted Our Space spatial pattern will apply.

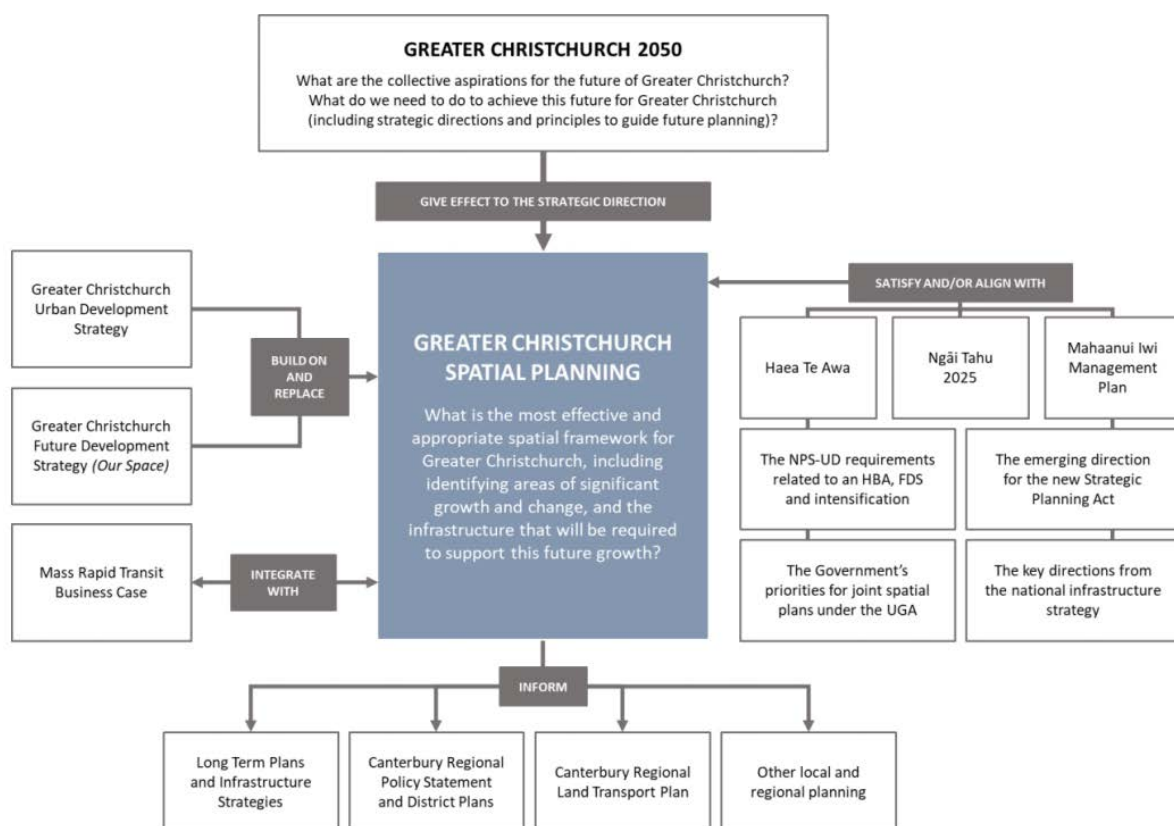


Figure 1: Inter-relationship of the Spatial Plan and other Strategies, Legislation, and Business Cases

6. Selwyn's Strategic Framework

- 6.1 This section outlines Selwyn's strategic framework. This has been developed within the wider context framework explained above.

Selwyn 2031 (2014)

- 6.2 Selwyn 2031 is Selwyn's District Development Strategy. It provides an overarching strategic framework for achieving sustainable growth across the district through to the year 2031. The Strategy identifies solutions to the key underlying planning issues relating to population growth, spatial planning and earthquake recovery. Selwyn 2031 is intended to guide the future development of the district and to inform Council's capital investment decisions.
- 6.3 Strategic Direction 1 seeks to ensure there is enough zoned land to accommodate projected household and business growth, while promoting the consolidation and intensification within existing townships. The drivers behind this approach are to manage urban sprawl, maintain a clear urban/rural interface and to minimise the loss of productive farmland. Four key objectives support this Strategic Direction that reinforce a strategic approach to managing urban growth, concentrating growth within the Greater Christchurch area of the district, achieving efficiencies through the integration of land use with infrastructure and the maintenance of a compact urban form.
- 6.4 The township network outlined in Selwyn 2031 seeks to see growth relative to the centre's role in the district. This is not unique to Selwyn and occurs around the world, centres have natural catchments depending on their scale. It results in:
- More smaller settlements (or centres) than larger ones
 - Larger settlements (or centres) that are located further apart, with a smaller settlements in between
 - As settlements (or centres) grow, they accommodate a larger range of functions, and more highly specialised functions
 - Catchments overlap and consumers meet some of their needs from different levels of the hierarchy (e.g. from small, proximate neighbourhood centres to large, often distant regional centres).
- 6.5 The township network seeks to encourage self-sufficiency by:
- minimising travel;
 - concentrate growth in centres;
 - promoting the co-location of activities that benefits both consumer access and business exposure; and
 - supporting increasingly sustainable highly specialised businesses and the development of a range of other activities such as community facilities, and civic functions which complement and support other activities.
- 6.6 As townships grow, more small centres are needed but these should not overprovide so as to not generate adverse effects on the Key Activity Centres (KACs). The KACs are identified within the CRPS and include Rolleston and Lincoln. For the PDP, Leeston and Darfield are also identified as KACs.

Area Plans and Structure Plans

- 6.7 Following Selwyn 2031, two Area Plans were developed. The Malvern and Ellesmere Area Plans (2016) cover the rest of the district outside of Greater Christchurch. These provide high-level planning direction to guide the growth and the sustainable management of townships within the Malvern and Ellesmere Wards of the district through to the year 2031. A range of issues and opportunities collectively inform the ongoing growth management of the 16 townships that are located outside the Greater Christchurch area of the district. The Areas Plans identify that there is enough land available to accommodate projected population growth within each township through to 2031 without requiring Council to actively zone additional land for housing or business activities. These projections were developed in 2014 and have not been updated so the rate and scale of growth could have changed. Further, these projections do not include a 'buffer' or competitiveness margin's (as described in the NPS-UD). Potential priority areas for growth beyond 2031 have been identified. These are accompanied by several constraints and opportunities that need to be addressed as part of any future process to zone the land.
- 6.8 There are three township structure plans within the Greater Christchurch area for Rolleston, Lincoln, and Prebbleton. There are currently no structure plans for West Melton, Springston, or Tai Tapu. The structure plans were developed for Rolleston in 2009, Lincoln in 2008 and Prebbleton in 2010. The primary purpose of each structure plan is to provide the localised strategic planning frameworks to implement the UDS Vision and policy directions contained in Chapter 6 of the CRPS. The structure plans have coordinated outline development plans that cover the Greenfield Priority Areas in Map A of the CRPS. This includes setting urban limits to growth, identifying housing intensification areas and densities, determining the provision and timing of infrastructure and integrated transport networks and the location and scale of community facilities and open space reserves. This has ensured coordinated land development and subdivision and that the appropriate funding is allocated to ensure the necessary capital works upgrades occur to support urban growth in the larger townships within the Greater Christchurch area of the district.
- 6.9 The Rolleston Structure Plan differs from the other two structure plans as the geographic area and timeframe it covers goes beyond what is covered in the UDS and the CRPS. It provides a masterplan for managing urban growth within the 'Projected Infrastructure Boundary' of Map A of Chapter 6 of the CRPS. Council has also allocated funding in the LTP to ensure that infrastructure is being progressively installed to ensure integrated land use and infrastructure planning occurs in the medium to long term. The Rolleston Structure Plan has assisted to ensure that the development of the two Special Housing Areas has been able to be coordinated to achieve efficiencies in the provisions of infrastructure, utilities and land transport networks.
- 6.10 Further, there are town centre plans for Rolleston and Lincoln. These provide for the planning of the Key Activity Centres to establish them as the primary focal points for commercial, community and service activity.

Rural Residential Strategy

- 6.11 A Rural Residential Strategy was developed in 2014 following the LURP and the changes to CRPS. It provides the policy direction and guidance on how best to manage rural residential development within the Greater Christchurch area of the district, establishes the optimal form, function and character of rural residential development and where that development is best located. CRPS Policy

6.3.9 provides some considerations for the location and design of rural residential development and it must be identified within the Rural Residential Strategy. Rural residential development is in the range of 0.3ha to 2ha at an average density of one to two households per hectare. Based on preliminary strategic planning, servicing and constraints analysis, the strategy identifies 14 rural residential areas in addition to the existing two Living 3 zone sites (in the Operative District Plan) based on preliminary strategic planning, servicing and constraints analysis.

LTP 2021 and Infrastructure Strategy

- 6.12 The Area Plans, along with the township structure plans developed for Rolleston, Lincoln, and Prebbleton provide the strategic planning basis for decision-making on changes to the District Plan and other statutory planning processes (resource consenting and private plan changes), as well as providing guiding development of the Long Term Plan and Activity Management Plans and other Council, community and privately initiated projects and capital investment decisions.
- 6.13 The LTP 2021 is underpinned by Selwyn's Capacity for Growth Model (SCGM), which is discussed further in Section 7 below. A population projection was decided upon in early 2020 that slightly adjusts the Statistics New Zealand projection to reflect evidence of a change in age-cohort population structure. The LTP growth approach also accounts for land supply constraints in the medium-term by recognising that capacity is limited to the amount of zoned land. The projections were allocated to townships based on a strategic allocation of growth broadly matching current growth trends and considers capacity constraints within the medium term, whereas it is unconstrained beyond that. This aligns with the previous capacity assessment, including the competitiveness margin.

Future SDC Work

- 6.14 The development of any future strategic work within SDC is dependent on the outcomes of the Greater Christchurch Spatial Plan (to be confirmed in 2023). Future strategic work will include:
- An update to Selwyn 2031, this will need to incorporate direction from Greater Christchurch 2050 and the Spatial Plan;
 - An Intensification Plan Change as required by the NPS-UD by August 2022;
 - The development of an Area Plan for the Greater Christchurch Area. This will mean that all of the district is covered by each of the three area plans;
 - A review of the Ellesmere and Malvern Area Plans;
 - A review or the creation of township structure plans and the Rural Residential Strategy.

7. Housing Capacity Assessment

- 7.1 The monitoring of take-up, remaining capacity, and potential future demand is critical in understanding how growth is occurring within the district and how that fits with the district's strategic planning. This is primarily done through Selwyn's Capacity for Growth Model (SCGM). It is a spreadsheet-based model that determines demand based on population projections and identifies development capacity and available land supply. Capacity is calculated by spatially identifying vacant land and calculating whether a dwelling can be built based on the planning requirements. For more information, the technical report on the Growth Model is available on request.

Household Demand

- 7.2 Housing demand is generally derived from Statistics NZ population or household projections. Key inputs, also from Statistics NZ, are population age, living arrangements and household formation rates, which determine births, deaths and household compositions. Household composition then determines dwelling demand with a small additional dwelling capacity (around 10%) also allowed for based on dwellings being unoccupied or available for only short periods.

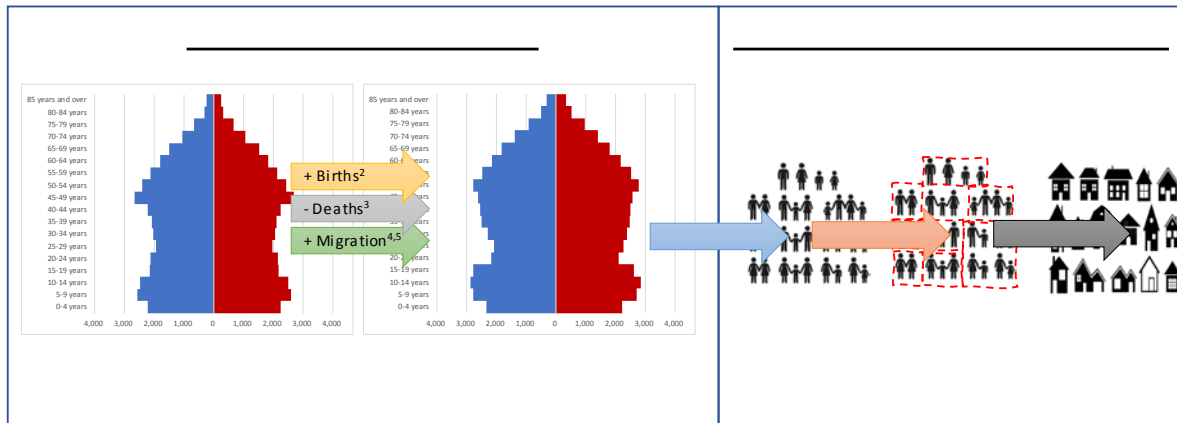


Figure 2: Stylised depiction of demand calculation

- 7.3 Modelled demand for housing within Selwyn has changed depending on the Statistics NZ projections applied. Over the past five years there have been three different projections produced for Selwyn District.
- 7.4 The first projection was developed in the Greater Christchurch 2017 Capacity Assessment and informed the Our Space numbers. This was the 2013 medium-high projection and these projections were based on the 2013 census characteristics. The second projection was developed in 2019 for the LTP and update to the SCGM. These were still using the 2013 based projections, as they were the latest available. These projections were rebased, essentially adjusting the starting point, to match the Statistics NZ estimates. The third projection was developed recently to inform the 2021 housing capacity assessment. This used the recently published projections based on 2018 census characteristics. This was the 2018 high projection.
- 7.5 The recent Statistics NZ projections are tempered by the impact of Covid-19 especially in the short term as this constrains total international migration.

	Short and Medium Term (0 – 10 years)	Long Term (10 – 30 years)	Total (0 – 30 years)
Our Space	+8,600	+15,600	+24,200
2021 Capacity Assessment	+8,541	+16,797	+25,338

Table 1: Dwelling Projection Comparison

- 7.6 The change in the demographics of the population are:
- The primary cause of growth is net migration, with around 85% of growth coming from people moving into the district;

- Most of this growth is from people moving from within New Zealand with nearer 70% from Christchurch; and
- As the people moving here are relatively youthful, this leads to higher natural increase (births).

7.7 This indicates that the reason for moving is family, work, or schooling related motivation.

7.8 Following the nationwide lockdown in 2020, building consents have been at a record high.

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021
Net New Dwellings	1,249	1,166	1,203	1,279	1,219	1,005	1,092	1,593	1,710*
Stats High Projection**						929	929	929	929

Table 2: Dwelling Projection Comparison

**based on current numbers extrapolated out for the year*

***Converted to households by using 2.8.*

NB This includes more demand than the 2021 Capacity Assessment covered

- 7.9 However, what is driving this increase is not clear. Provisional national population estimates released by Statistics NZ saw population grow by 0.6% to 30 June 2021, whereas the previous five years average was 2%. This is down because total net migration has dramatically dropped. Net Migration was 4,700 to 30 June 2021, whereas the previous five years average was 62,000. Natural increase is 27,700, compared to the five year average of 27,220. This suggests that while building consents are increasing this is not in response to nationwide growth.
- 7.10 Other potential explanations for the increase in building consents is internal migration increasing (e.g. people moving from Auckland to Christchurch), change in household compositions (more separated caregivers or houses for offspring), or demand catching up with undersupply of previous years. There is very little evidence to validate any of these explanations as well as justifying why the levels of consents will continue.
- 7.11 However, to consider a higher projection above Statistics NZ high projection requires more work. The household composition and characteristics needs to be considered as this determines the natural increase as well as the typology demanded. A projection needs to be considered within the national context, especially the lack of international migration. If people are internally moving then other territorial authorities will be over estimating demand. Further, as discussed above, it is not a growing population that is driving demand and so it is a possibility this growth is only temporary. Finally, projections are continually re-assessed, at least every three years. Therefore, the shortfall is continually updated. It is important that work is done to identify long-term capacity that can be ready to respond in the medium term when required.

Selwyn's Capacity

- 7.12 Selwyn calculates its capacity through the SCGM. This identifies vacant and potential infill capacity using parcel and building outlines. The model then applies the district plan site requirements (density) and bulk and location requirements to determine potential capacity. The model can either show zoning capacity or a modified capacity that adjusts the site requirements to a capacity based

on recent take-up. This does not count available sections for development but rather potential development.

- 7.13 Capacity was calculated in 2016 for the capacity assessment and then updated in 2019 to inform the 2021 LTP. The key changes between the capacity calculations are based on take-up, some sites being previously incorrectly identified as potential capacity, and sites where development did not meet potential capacity.
- 7.14 The results from the 2021 LTP capacity modelling was presented to Council in December 2020. They showed a reduced capacity of around 4,000 potential dwellings in the three years from the 2017 Selwyn Capacity for Growth Model. This work is documented in the [9th December 2020 Council agenda](#). For more information, the technical report on the Growth Model is available on request.

Area	2016	2019
Rolleston	5,728	3,506
Lincoln	3,020	1,720
Prebbleton, West Melton, and Tai Tapu	969	437
Total GCP	9,717	5,663

Table 3: Growth Model Capacity Change

- 7.15 For the 2021 Greater Christchurch Capacity Assessment, the Council sought an update to the capacity based on net new dwelling growth since the end of 2019.

Area	2019	2021*
Rolleston	3,506	2,154
Lincoln	1,842**	1,461
Prebbleton, West Melton, and Tai Tapu	437	181***
Darfield and Leeston		2,656
Total	5,663	6,452

Table 4: Growth Model Update for Capacity Assessment

*Capacity includes PDP potential zoned capacity

**Capacity since it was produced has changed based on updates to the model

***Capacity here is only Prebbleton and West Melton

- 7.16 **PDP Potential Capacity.** Through the PDP there have been a few significant changes to capacity; changes to the minimum densities, and removal of deferred zoning. This has provided for an additional 1,874, largely in Darfield.
- 7.17 Any capacity from recent plan changes or fast-track applications are not included.
- 7.18 **Reconciliation with the Greater Christchurch Work.** The numbers above informed the 2021 Greater Christchurch Housing Capacity Assessment. The work expanded on the previous capacity work and included demand and supply for key townships (based on Statistics New Zealand SA2 data) within the whole area of the three territorial authorities. For Selwyn, this means that Darfield and Leeston demand and supply are considered within the total Selwyn demand and supply.

Current Council Response

- 7.19 The Council's response is first determined by whether it is within the Greater Christchurch Area or not. This response is in line with the broader policy context. Our Space identified additional greenfield capacity in line with the Rolleston Structure Plan and a change to the CRPS has been approved to identify these greenfield areas and insert a policy (with parameters) to support a zoning change. This identifies additional capacity of 5,756 beyond what is currently zoned. This additional capacity is within the Projected Infrastructure Boundary of Rolleston and in what are described as Future Urban Development Areas (FUDAs) in the CRPS.
- 7.20 The demographic projections shows growth is largely driven by internal migration from Christchurch, mostly younger families. These families are generally looking for affordable housing within close proximity to Christchurch in a township setting. The demand for housing that has been observed in Selwyn indicates a strong preference for standalone houses. The outcomes in the housing market shows that demand is fairly homogenous and can be met within the 'one market' of Selwyn's townships.

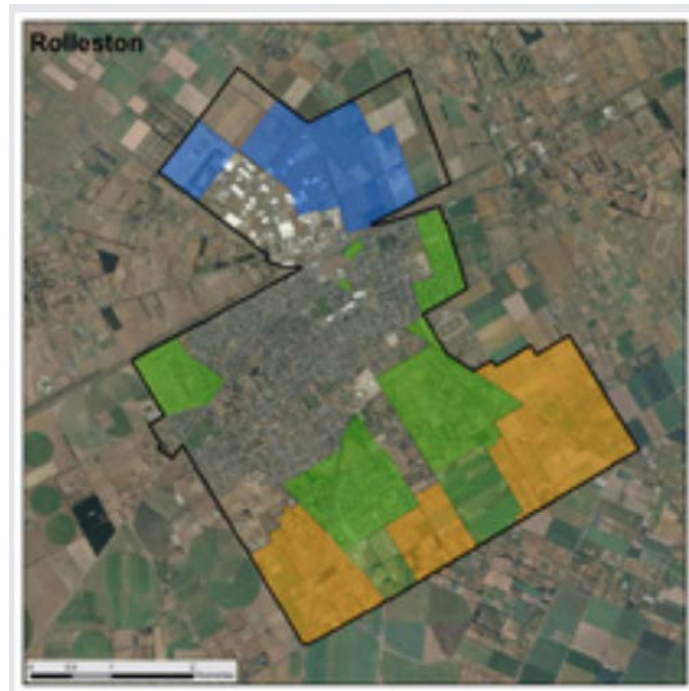


Figure 3: Map of Future Urban Development Areas

- 7.21 For townships outside the Greater Christchurch Area, potential future areas for growth have been identified within the Area Plans. These areas are only potential growth areas and have not been tested for appropriateness in an RMA setting. Further, as these townships have capacity, it is up to private proponents to do the plan change and gather the appropriate evidence.
- 7.22 The Council has provided for most of the new capacity for growth around Rolleston, and to a lesser extent Prebbleton and Lincoln. This distribution of capacity has been preferred because it:
1. Supports the township hierarchy of centres, which will enhance the role of the centres in the local economy. The focusing of growth into the main urban centre in the District will support ongoing expansion in retail service activities in Rolleston, resulting in improvements in self-sufficiency of the district economy;

2. Is consistent with the objectives and policy in the regional planning documents (UDS, LURP, CRPS, Our Space), national planning frameworks (NPS-UD) and Selwyn's local plans (Selwyn 2031, District Plan);
3. Provides certainty for the community, Council, Government, and developers. The areas around Rolleston have been signalled as future growth areas as part of earthquake recovery. This allows developers, communities, Council, and Government to make better decisions about what services and infrastructure should be provided to support the community. Unplanned or dispersed growth patterns can undermine the public and private investments and community;
4. Improves the amenity of the Rolleston town centre. The focusing of growth towards Rolleston will contribute to achieving a critical mass of market size to support a broader range of retail and service businesses in the Rolleston KAC, increasing attractiveness of the centre to Selwyn residents, reducing the need to travel out of Selwyn to access those businesses, and supporting community and social infrastructure in the town centre in which Council and community groups have made significant investments. This will improve the amenity of the centre and the efficient use of the important infrastructure; and
5. Helps promote the efficient use of infrastructure, including transport. The Government and Council have invested in infrastructure required to allow growth to occur in Rolleston, which includes both transport and other services. The decision to focus growth around Rolleston will result in an efficient utilisation of these assets.

Identified Surplus and Shortfall

- 7.23 The following outlines the surplus or shortfall in the medium and total 30 year term, based on the 2021 Capacity Assessment.

	Medium	Total
Capacity	6,452	12,208 ⁴
Demand	8,451	25,338
Surplus / Shortfall	-2,089	-13,130

Table 5: Surplus / Shortfall within Selwyn District

- 7.24 Capacity is calculated at the recent development densities, which is around 12hh/ha. The medium term shortfall can be met through the Council's preferred response that is outlined in Our Space and the CRPS within the FUDA's, once re-zoned. Further response will come through the District Plan Review and potential intensification work.

- 7.25 Shortfall by Sub Area in the Medium Term

Sub Area	Capacity	Demand	Surplus / Shortfall
Rolleston	2,154	4,417	-2,263
Lincoln	1,461	1,774	-313

⁴ Includes the 5,756 from FUDA

West Melton & Prebbleton	181	1,859	-1,678
Darfield & Leeston	2,656	491	2,165

Table 6: Sub Area shortfall within the Medium Term

7.26 The total shortfall in Rolleston, Lincoln, West Melton and Prebbleton is 4,254. The overall shortfall can be met by the FUDA areas, uptake in Darfield & Leeston, and potential intensification work.

7.27 Shortfall by Sub Area in the Long Term

Sub Area	Capacity	Demand	Surplus / Shortfall
Rolleston	7,910	13,084	-5,174
Lincoln	1,461	5,267	-3,806
West Melton & Prebbleton	181	5,530	-5,349
Darfield & Leeston	2,656	1,457	1,199

Table 7: Sub Area shortfall within the Long Term

7.28 More work needs to happen in the long term to respond to the 14,000 shortfall identified. The Spatial Plan work will identify a framework to identify preferred areas and work will be done to prepare areas for rezoning when needed.

8. PDP Approach

8.1 The PDP provides for urban growth across the district and this is set out in the Urban Growth Chapter. The chapter has two key elements to it: a geographic identification of preferred areas for future growth; and, a framework of elements to consider when re-zoning for future growth.

8.2 The geographic identification is through the Urban Growth Overlay, which shows areas Council has considered through Area Plan or Structure Plan work. Outside of these areas, the chapter considers a re-zoning proposal's 'status' in line with the CRPS.

8.3 The framework for evaluating re-zoning requests uses the Urban Growth objectives and policies to create criteria to consider for assessment. While these provisions may change as a result of submissions and the hearing, the key directives in these provisions reflect the higher order planning documents and wider strategic planning workstreams. These include areas where development should not occur, how it integrates with existing development, how it meets the district demographic need, and how it supports infrastructure, as well as other factors.

9. Process

9.1 This section outlines how specific submission points seeking to re-zone land will be assessed by the reporting officers. The assessment of each submission point will be addressed in a separate s42a report issued following the receipt of submitter evidence. This outlines the steps with subsequent sections outlining the frameworks.

9.2 The process will follow three steps:

1. When the location of the site is greenfield;

- a. and within the Urban Growth Overlay, then it is tested against a greenfield or rural-residential framework, outlined below (depending on what is applicable);
 - b. if it is outside the overlay, then it is checked against the NPS-UD Policy 8 Criteria. If it meets the criteria then it is tested against a greenfield framework,
 - c. if it is outside the overlay and does not meet the Policy 8 criteria, then it is checked as to whether it serves another need and is up to the reporting officer's discretion; and
 - d. if it does not meet any of the criteria above, it is tested against the relevant framework for reference to inform future strategic planning.
2. When a site is not greenfield there are three options:
- a. If the re-zoning is seeking intensification then it is tested against the intensification framework, outlined below;
 - b. If the re-zoning is seeking commercial or industrial zoning then it is tested against the business framework, outlined below;
 - c. Any other request is at the reporting officer's discretion.
- 9.3 This is shown as a flow chart in **Appendix 1**. The following sections outline the criteria for assessment.

10. NPS-UD Policy 8 Significance Criteria

- 10.1 For any greenfield re-zoning outside of an Urban Growth Overlay, the first test is whether it meets the NPS-UD Policy 8 significance criteria. This test is used as the NPS-UD provides for a 'gateway' beyond what is identified by the Council. The exact wording of the NPS-UD states that this should only be used when considering plan changes, which as defined in the RMA would not be in a District Plan Review. However, the intent of the NPS-UD suggests that it should not be limited to a plan change but rather situations when changing the plan. This is consistent with recent legal advice received by the Council, see **Appendix 2**. This position has softened slightly from previously circulated advice. In the absence of additional criteria developed by the regional council, the other elements of Policy 8 are used.
- 10.2 Policy 8 and Implementation 3.8 outline what Council must have particular regard to when considering whether a plan change is providing for significant development capacity. These are: it contributes to a well-functioning urban environment; is well-connected along transport corridors; and any regional council criteria. Currently there is no regional criteria so the other two factors are considered.
- 10.3 Well-functioning urban environment is defined as Policy 1 of the NPS-UD. This outlines six factors (minimum):
- 1. have or enable a variety of homes that meet the needs in terms of type, price, and location, of different households and enable Māori to express their cultural traditions and norms; and
 - 2. have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and

3. 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
4. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
5. support reductions in greenhouse gas emissions; and
6. are resilient to the likely current and future effects of climate change.

10.4 'Well-connected along transport corridors' is not defined within the NPS-UD.

10.5 The reporting officer therefore needs to consider whether the following factors have been explicitly addressed and be satisfied that these requirements have been met to consider them 'significant'.

Policy 8 Criteria

Criteria	The request, at a minimum:
Has a variety of homes that meet the needs in terms of type, price, and location	<ul style="list-style-type: none"> • Demonstrates a range of typologies and site sizes or outlines why this is not appropriate. • Outlines the demographic need that is supported.
If applicable, enables Māori to express their cultural traditions and norms	<ul style="list-style-type: none"> • Outlines the cultural tradition and norms that is supported.
Has a variety of sites that are suitable for different business sectors in terms of location and site size	<ul style="list-style-type: none"> • Demonstrates where business locations and sizes are provided or outlines why this is not appropriate.
Has good accessibility for all people between housing, jobs, community services, natural and open spaces, including by public or active transport	<ul style="list-style-type: none"> • Demonstrates how it connects to current or planned or will support future public transport systems. • Demonstrates how it provides for active transport accessibility. • Demonstrates how it links to jobs, open spaces, and community services.
Supports the competitive operation of land and development markets	<ul style="list-style-type: none"> • Outlines how this supports competition.
Supports the reduction in greenhouse gas emissions	<ul style="list-style-type: none"> • Demonstrates how greenhouse gas emissions will be reduced.
Resilient to likely current and future effects of climate change	<ul style="list-style-type: none"> • Demonstrates what natural hazards it avoids or mitigates. • Outlines how it improves resilience.
Well-connected along transport corridors	<ul style="list-style-type: none"> • Demonstrates how it is connected to key strategic transport routes.

11. Greenfield Framework

- 11.1 For re-zoning requests that are within the Urban Growth Overlay or meet the significance criteria (discussed in section 10), the request is balanced against a greenfield framework. This framework reflects the objectives and policies, as altered by s42A Urban Growth recommendations, within the Urban Growth Chapter and the outcomes sought by overarching strategic planning documents.

Greenfield Framework

Criteria	The request, at a minimum:
Does it maintain a consolidated and compact urban form?	<ul style="list-style-type: none"> • Demonstrates how it connects to the current urban boundary. • Outlines how it broadly maintains an urban form concentrically around the township.
Does it support the township network?	<ul style="list-style-type: none"> • Outlines how the growth maintains the relative scale of the township network.
If within the Urban Growth Overlay, is it consistent with the goals and outline development plan?	<ul style="list-style-type: none"> • Outlines how it is consistent with the principles and plans within the relevant Area or Structure Plan.
Does not effect the safe, efficient, and effective functioning of the strategic transport network?	<ul style="list-style-type: none"> • Demonstrates how it connects with the wider transport network and addresses any potential impact on the network.
Does not foreclose opportunity of planned strategic transport requirements?	<ul style="list-style-type: none"> • Outlines how it aligns with any planned strategic transport work.
Is not completely located in an identified High Hazard Area, Outstanding Natural Landscape, Visual Amenity Landscape, Significant Natural Area, or a Site or Area of Significance to Māori?	<ul style="list-style-type: none"> • Demonstrates that there are no identified sites within the requested area or that they are appropriately avoided.
Does not locate noise sensitive activities within the 50 db Ldn Air Noise Contours	<ul style="list-style-type: none"> • Demonstrates where the noise contour is and that there are no noise sensitive activities located within it.
The loss of highly productive land	<ul style="list-style-type: none"> • Outline the total loss of highly productive land and what elements were considered to protect it.
Achieves the built form and amenity values of the zone sought	<ul style="list-style-type: none"> • Outlines how it is consistent with the objectives, policies, rules, and standards of the zone the re-zoning is seeking.
Protects any heritage site and setting, and notable tree within the re-zoning area	<ul style="list-style-type: none"> • Demonstrates that there are no heritage sites or notable trees within the area or that they are appropriately avoided.
Preserves the rural amenity at the interface through landscape, density, or other development controls	<ul style="list-style-type: none"> • Demonstrates what mitigating factors are being used at the rural interface to preserve the rural amenity.

Does not significantly impact existing or anticipated adjoining rural, dairy processing, industrial, inland port, or knowledge zones	<ul style="list-style-type: none"> • Demonstrates what mitigating factors are being used when adjoining different zones and their existing and anticipated activities to reduce reverse sensitivity effects.
Does not significantly impact the operation of important infrastructure, including strategic transport network	<ul style="list-style-type: none"> • Demonstrates where important infrastructure is located within the requested area and what mitigating factors are being used to reduce reverse sensitivity effects.
How it aligns with existing or planned infrastructure, including public transport services, and connecting with water, wastewater, and stormwater networks where available	<ul style="list-style-type: none"> • Outline what infrastructure is existing or planned and how the re-zoning aligns with it.
Ensuring waste collection and disposal services are available or planned	<ul style="list-style-type: none"> • Outlines whether waste collection will be available or planned.
Creates and maintains connectivity through the zoned land, including access to parks, commercial areas and community services	<ul style="list-style-type: none"> • Demonstrates connectivity through the re-zoning as well as with adjoining land. • Demonstrates where parks, commercial and community spaces are and how accessible they are.
Promotes walking, cycling and public transport access	<ul style="list-style-type: none"> • Demonstrates where these routes could be.
The density proposed is 15hh/ha or the request outlines the constraints that require 12hh/ha	<ul style="list-style-type: none"> • Outlines how the re-zoning achieves 15hh/ha net density (as defined in the CRPS) or what constraints exists that support a density of 12hh/ha.
The request proposes a range of housing types, sizes and densities that respond to the demographic changes and social and affordable needs of the district	<ul style="list-style-type: none"> • Outlines the range of sites and typologies achieved. • Outlines what demographic need this responds to.
An ODP is prepared	<ul style="list-style-type: none"> • Provides an outline development plan.

12. Other Need Test

- 12.1 A greenfield re-zoning request that is not within the Urban Growth Overlay nor meets the significance criteria could still be accepted if it fills some other need. This could be that it is a zoning anomaly and ‘fills a gap’ or links the provision of infrastructure. As these are bespoke requests or considerations, it will be up to the reporting officer’s discretion to consider if it is appropriate in this context.
- 12.2 All requests that do not meet any of the above tests are still tested against the greenfield framework that can help inform future strategic work.

13. Intensification Framework

- 13.1 A re-zoning request that seeks to increase the density within a Residential Zone will be assessed against the intensification criteria. This criteria follows the Urban Growth policy, as altered by s42A Urban Growth recommendations, on intensification and reflects the outcomes sought from the higher order strategic planning documents.

Intensification Framework

Criteria	The request, at a minimum:
Helps the efficient use of infrastructure	<ul style="list-style-type: none"> • Outlines how infrastructure is more efficiently used.
The request responds to the demographic changes and social and affordable needs of the district.	<ul style="list-style-type: none"> • Outlines what demographic need this responds to.
Does it improve self-sufficiency for the town centres?	<ul style="list-style-type: none"> • Outlines the potential increase in economic activity that supports the growth of the town centre.
Promotes the regeneration of buildings and land	<ul style="list-style-type: none"> • Outlines potential regeneration benefits for the site and surrounding area
Does not significantly impact the surrounding environment	<ul style="list-style-type: none"> • Outlines potential impacts on the surrounding environment beyond what is anticipated within the zoning and what is done to mitigate them. • Demonstrates what mitigating factors are being used when adjoining different zones and their existing and anticipated activities to reduce reverse sensitivity effects.
Does not undermine the operation of infrastructure	<ul style="list-style-type: none"> • Demonstrates where important infrastructure is located within the requested area and what mitigating factors are being used to reduce reverse sensitivity effects.
Does not effect the safe, efficient, and effective functioning of the strategic transport network?	<ul style="list-style-type: none"> • Demonstrates how it connects with the wider transport network and addresses any potential impact on the network.
Achieves the built form and amenity values of the zone sought	<ul style="list-style-type: none"> • Outlines how it is consistent with the objectives, policies, rules, and standards of the zone the re-zoning is seeking.
Creates and maintains connectivity through the zoned land, including access to parks, commercial areas and community services	<ul style="list-style-type: none"> • Demonstrates connectivity through the re-zoning as well as with adjoining land. • Demonstrates where parks, commercial and community spaces are and how accessible they are.
Promotes walking, cycling and public transport access	<ul style="list-style-type: none"> • Demonstrates where these routes could be.

14. Business Land Framework

14.1 A re-zoning request that seeks a commercial or industrial zoning will be assessed against the business criteria. This criteria follows the Urban Growth policies, as altered by s42A Urban Growth recommendations, on business growth and reflects the outcomes sought from the higher order strategic planning documents.

Business Land Framework

Criteria	The request, at a minimum:
Provides a diverse range of services and opportunities.	<ul style="list-style-type: none"> • Demonstrates different floorspace or yard space options and business and transport access.
The request responds to the demographic changes and social and affordable needs of the district.	<ul style="list-style-type: none"> • Outlines what household or business need this responds to.
Is consistent with the Activity Centre Network.	<ul style="list-style-type: none"> • Outlines how the increase in floorspace or yard space impacts the township total floorspace and the relationship with other townships. • Outlines any potential retail distribution effect on the relevant Town Centre.
The location, dimensions, and characteristics of the land are appropriate to support activities sought in the zone.	<ul style="list-style-type: none"> • Outlines how the design supports anticipated activities.
An ODP is prepared.	<ul style="list-style-type: none"> • Provides an outline development plan.
Does not effect the safe, efficient, and effective functioning of the strategic transport network?	<ul style="list-style-type: none"> • Demonstrates how it connects with the wider transport network and addresses any potential impact on the network.
Achieves the built form and amenity values of the zone sought	<ul style="list-style-type: none"> • Outlines how it is consistent with the objectives, policies, rules, and standards of the zone the re-zoning is seeking.
Creates and maintains connectivity through the zoned land, including access to parks, commercial areas and community services	<ul style="list-style-type: none"> • Demonstrates connectivity through the re-zoning as well as with adjoining land. • Demonstrates where parks, commercial and community spaces are and how accessible they are.
Promotes walking, cycling and public transport access	<ul style="list-style-type: none"> • Demonstrates where these routes could be.
Does it maintain a consolidated and compact urban form?	<ul style="list-style-type: none"> • Demonstrates how it connects to the current urban boundary. • Outlines how it broadly maintains an urban form concentrically around the township.

Does not effect the safe, efficient, and effective functioning of the strategic transport network?	<ul style="list-style-type: none"> • Demonstrates how it connects with the wider transport network and addresses any potential impact on the network
Is not completely located in an identified High Hazard Area, Outstanding Natural Landscape, Visual Amenity Landscape, Significant Natural Area, or a Site or Area of Significance to Māori?	<ul style="list-style-type: none"> • Demonstrates that there are no identified sites within the requested area or that they are appropriately avoided.
The loss of highly productive land	<ul style="list-style-type: none"> • Outline the total loss of highly productive land and what elements were considered to protect it.
Preserves the rural amenity at the interface through landscape, density, or other development controls	<ul style="list-style-type: none"> • Demonstrates what mitigating factors are being used at the rural interface to preserve the rural amenity.

15. Rural Residential Framework

15.1 A re-zoning request that seeks a new Large Lot Residential zoning will be assessed against the rural residential criteria. This criteria follows the Urban Growth policies, as altered by s42A Urban Growth recommendations, on rural residential activities and reflects the outcomes sought from the higher order strategic planning documents, including Appendix 1 of the Selwyn Rural Residential Strategy (2014). Inside the Greater Christchurch area Rural Residential rezonings will only be considered if they are within the Rural Residential Strategy, in accordance with Policy 6.3.9 of the CRPS. Any rezoning outside of the Rural Residential Strategy, those requests will still be considered but only for future reference.

Rural Residential Framework

Criteria	The request, at a minimum:
Is within the Rural Residential Strategy	<ul style="list-style-type: none"> • Outline where it has been identified within the Rural Residential Strategy
How it integrates into or consolidates with an existing settlement.	<ul style="list-style-type: none"> • Demonstrates its location next to a township but not a greenfield priority or future development area.
Access provided by a sealed road but not a strategic or arterial road	<ul style="list-style-type: none"> • Demonstrates where access is provided.
Does not effect the safe, efficient, and effective functioning of the strategic transport network?	<ul style="list-style-type: none"> • Demonstrates how it connects with the wider transport network and addresses any potential impact on the network.
Is not completely located in an identified High Hazard Area, Outstanding Natural Landscape, Visual Amenity Landscape, Significant Natural Area, or a Site or Area of Significance to Māori?	<ul style="list-style-type: none"> • Demonstrates that there are no identified sites within the requested area or that they are appropriately avoided.

Does not locate noise sensitive activities within the 50 db Ldn Air Noise Contours.	<ul style="list-style-type: none"> • Demonstrates where the noise contour is and that there are no noise sensitive activities located within it.
The loss of highly productive land.	<ul style="list-style-type: none"> • Outline the total loss of highly productive land and what elements were considered to protect it.
Achieves the built form and amenity values of the zone sought.	<ul style="list-style-type: none"> • Outlines how it is consistent with the objectives, policies, rules, and standards of the LLRZ.
Protects any heritage site and setting, and notable tree within the re-zoning area.	<ul style="list-style-type: none"> • Demonstrates that there are no heritage sites or notable trees within the area or that they are appropriately avoided.
Preserves the rural amenity at the interface through landscape, density, or other development controls	<ul style="list-style-type: none"> • Demonstrates what mitigating factors are being used at the rural interface to preserve the rural amenity.
Does not significantly impact existing or anticipated adjoining rural, dairy processing, industrial, inland port, or knowledge zones	<ul style="list-style-type: none"> • Demonstrates what mitigating factors are being used when adjoining different zones and their existing and anticipated activities to reduce reverse sensitivity effects.
Does not significantly impact the operation of important infrastructure, including strategic transport network	<ul style="list-style-type: none"> • Demonstrates where important infrastructure is located within the requested area and what mitigating factors are being used to reduce reverse sensitivity effects.
How it aligns with infrastructure provision or how it can economically be provided for as part of the development	<ul style="list-style-type: none"> • Outlines how water, wastewater, stormwater, and transport will be provided.
An ODP is prepared.	<ul style="list-style-type: none"> • Provides an outline development plan. • Demonstrates how it is not seen as a transition to full residential forms of development.

16. Any Other Requests

16.1 Any other request that does fit in any other process will be considered separately. As these are bespoke requests or considerations, it will be up to the reporting officer's discretion to consider relevant factors.