

Partially Operative Selwyn District Plan Policy Assessment

Plan changes provide the opportunity for a ‘first principles’ reassessment of the most effective and efficient method for achieving the District Plan’s objectives and policies. As such this assessment focusses on the alignment of the proposal with the Plan’s Strategic Objectives. The Partially Operative Plan is structured such that all subsequent zone and thematic policy frameworks must give effect to the Strategic Objectives. Alignment with the Strategic Objectives can therefore be taken to also mean that the proposal aligns with the outcomes set out in the subsequent zone and thematic chapters. A separate assessment against the policy framework for the natural hazards, subdivision, transport, and open space chapters is therefore not considered to be necessary.

For completeness, an assessment has nonetheless been undertaken of the proposal against the policy outcomes sought in the Medium Density Residential Zone, as this is the zone that is proposed for the site and therefore it is appropriate to ensure that the site characteristics align with the MRZ outcomes.

The below assessment demonstrates that the proposal readily aligns with both Strategic Directions and the MRZ Zone outcomes.

Strategic Directions chapter	
District Identity Objectives and Policies	
Objectives and policies	Assessment
Objective SD-DI-O1 – Sensational Selwyn Selwyn is an attractive and pleasant place to live, work, and visit, where development: <ol style="list-style-type: none">1. takes into account the existing and anticipated character of individual communities;2. is well-connected, safe, accessible, and resilient; and3. enhances environmental, economic, cultural, social and health outcomes for the benefit of the entire District.	The Proposal will deliver an attractive and pleasant neighbourhood that is well connected to the adjacent development area and wider Rolleston township.
Objective SD-DI-O2 District wellbeing and prosperity Selwyn’s prosperous economy and community well-being are supported through the efficient use of land, resources, and infrastructure, while ensuring existing activities are protected from incompatible activities and reverse sensitivity effects.	The Proposal enables the Site to be efficiently used for new housing and does not give rise to any reverse sensitivity issues.

<p>Objective SD-DI-O3 Integration and Land Use, Ecosystems, and Water</p> <p>Land and water resources are managed through an integrated approach, which recognises both the importance of ki uta ki tai to Ngāi Tahu and communities, and the inter-relationship between ecosystems and natural processes.</p>	<p>Apart from an artificial water race the Site does not contain any natural water features. Stormwater is to be subject to well-proven treatment solutions that have been successfully applied across Rolleston greenfield areas.</p>
<p>Objective SD-DI-O4 Our Environment</p> <p>Places, landscapes, features, and indigenous biodiversity, which make an important contribution to Selwyn's environment, cultural heritage, or are of spiritual importance to Ngāi Tahu, are identified, recognised for their values, and protected for future generations.</p>	<p>The Site does not contain any areas of significant indigenous biodiversity apart from potential freshwater values within the water race which will be assessed in detail at time of subdivision and the race either retained (if values are high) or closed (if values are low).</p>
<p>Objective SD-DI-O5 Vibrant and viable centres</p> <p>Selwyn's hierarchy of activity centres are the preferred location for shopping, leisure, cultural, entertainment, and social interaction experiences in accordance with their anticipated role within the Activity Centre Network.</p>	<p>The Proposal reinforces the role of Rolleston as the District's primary township and will add to the customer base to support the Rolleston town centre.</p> <p>The proposed Neighbourhood Centre within the Site is sized to meet day-to-day convenience needs of residents without replacing the role or function of the town centre.</p>
<p>Objective SD-DI-O6 Thriving Rural Communities</p> <p>Outside of defined urban growth areas, Selwyn's highly productive land is retained for rural production activities and rural communities retain their rural character.</p>	<p>The Site is one of the few urban growth opportunities adjacent to any of the inner plains townships that is not located on LUC 1-3 soils, thereby enabling growth without the loss of versatile soil.</p>
<p>Infrastructure, Risk and Resilience</p>	
<p>Objective SD-IR-O1 Community needs</p> <p>The important infrastructure needs of the community are fulfilled, and the operation, maintenance, upgrading and development of existing or authorised important infrastructure is protected from incompatible activities and reverse sensitivity effects.</p>	<p>The Site is separated by approximately 2km from the Pines Waste Water Treatment Plant and the Resource Recovery Park. It is likewise separated from the state highway, is not located within the Christchurch</p>

	airport air noise contour and is not traversed by electricity transmission lines. As such, the Proposal does not restrict or limit the ability for regionally or nationally significant infrastructure to be upgraded or operate.
Objective SD-IR-O2 Effects of important infrastructure The development, upgrade, maintenance, and operation of all important infrastructure is enabled in a way that appropriately avoids, remedies or mitigates adverse effects, having regard to efficiency, practical constraints and the technical and operational requirements associated with important infrastructure.	The Proposal does not adversely affect the operation of existing infrastructure facilities or networks and conversely is not affected by the existing operation of these networks.
Objective SD-IR-O3 Natural Hazards The risk from natural hazards, including the effects of climate change, to people, property, and important infrastructure is either: <ol style="list-style-type: none"> 1. not increased, other than where necessary to provide for important infrastructure that has no reasonable alternative; or 2. is managed to an acceptable level. 	The Site has a low exposure to natural hazard risk. It is not located near the coastline or any major river, is not prone to liquefaction, and is not at risk from rockfall, slippage, or differential settlement. Portions of the Site are subject to a 1:200 AEP flood event (as is much of the inner plains), with the flood risk posed in such an event able to be effectively managed through bulk earthworks at time of subdivision to ensure minimum finished floor levels are able to be met and secondary flow paths appropriately located.
Mana Whenua Values	
Objective SD-MWV-O1 Partnership with Ngai Tahu Strengthen the partnership between the Council and Ngāi Tahu by recognising the cultural significance of Selwyn to Ngāi Tahu and Te Taumutu and Ngāi Tūāhuriri Rūnanga by: <ol style="list-style-type: none"> 1. promoting active and meaningful participation by those who hold mana whenua in the resource management decision-making process; 	The Site does not contain any features or areas identified in the District Plan as being of cultural significance to mana whenua. The Proposal has likewise been assessed against the Mahaanui Iwi Management Plan and appears to be consistent with the IMP. This preliminary assessment is in no way a

<ol style="list-style-type: none"> 2. recognising that only those who hold mana whenua can identify their relationship with their culture, traditions, ancestral lands, waterbodies, wāhi tapu and other taonga; 3. enabling the exercise of kaitiakitanga by those who hold mana whenua over Selwyn; 4. providing for the contemporary connections and cultural and spiritual values held by tāngata whenua; and 5. continuing to enable tāngata whenua to protect, develop, and use Māori Land in a way which is consistent with their culture, traditions, and aspirations. 	<p>substitute for any assessment undertaken by mana whenua, and the applicant looks forward to receiving feedback from mana whenua (should they wish) through the plan change process.</p>
Urban Form and Development	
<p>SD-UFD-O1 Well functioning Urban Environment</p> <p>Selwyn has a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</p>	<p>The Proposal and the associated ODP has been carefully designed to fully integrate with the adjacent DEV-RO7 area to provide a single, coherent new neighbourhood. The Urban Design Report undertaken to inform the Proposal confirms that it will result in a well-functioning urban environment.</p>
<p>SD-UFD-O2 Compact and Sustainable Township Network</p> <p>Urban growth is located:</p> <ol style="list-style-type: none"> 1. Outside Greater Christchurch only within or adjoining existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network, while considering the community's needs, natural landforms, cultural values, highly productive land, and physical features and the ongoing use and development needs of existing activities; or 2. Inside Greater Christchurch only within existing urban areas, Greenfield Priority Areas, or Future Development Areas identified in the Canterbury Regional Policy Statement; unless adding significantly to development capacity and contributing to well-functioning urban environments. 	<p>The Site is located within the Greater Christchurch area and is not identified as a Greenfield Priority Area or FDA. At approximately 1,000 additional households it does however add significantly to development capacity and the Urban Design Report confirms that the Proposal will result in a well-functioning urban environment. It therefore meets the 'unless' tests in the objective.</p>

<p>SD-UFD-03 Urban Growth and Development</p> <p>There is at least sufficient feasible development capacity to meet expected demands for housing and business activities.</p>	<p>The Proposal assists Council with ensuring that ongoing capacity requirements are able to be met.</p>
<p>SD-UFD-04 Integration of Land Use and Infrastructure</p> <p>Urban growth and development:</p> <ol style="list-style-type: none"> 1. is well-integrated with the efficient provision, including the timing and funding, of infrastructure; and 2. has the ability to manage or respond to the effects of climate change; and 3. manages reverse sensitivity effects and conflict with incompatible activities, including avoiding development or intensification of sensitive activities that would compromise the operation of existing or authorised important infrastructure, as set out in EI-P6 and other relevant policies. 	<p>There are no technical engineering design barriers to the provision of network infrastructure. Build-out of the Site is able to be staged to ensure alignment with the funding and delivery of infrastructure capacity.</p> <p>The Site is not at risk of the effects of climate change as it is not adjacent to the coastline or any waterways.</p> <p>The Proposal is not located in close proximity to any incompatible activities or important infrastructure and as such will not give rise to reverse sensitivity effects.</p>
<p>MRZ- Medium Density Residential Chapter</p>	
<p>Objective MRZ – O1</p> <p>The Medium Density Residential Zone provides for a variety of housing types and sizes that respond to:</p> <ol style="list-style-type: none"> 1. housing needs and demands; and 2. the neighbourhood's planned urban built character, including 3-storey buildings. 	<p>The Proposal will enable the provision of a variety of housing types and sizes, with the ODP narrative anticipating that medium density forms of housing will be located in close proximity to open space and the neighbourhood centre, with larger lots located around the site's external road frontages with rural areas.</p>
<p>Policy MRZ-P1 Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached residential units, and low-rise apartments.</p>	<p>The Proposal will enable the provision of a variety of housing types and sizes, with the ODP narrative anticipating that medium density forms of housing will be located in close proximity to open space and the neighbourhood centre, with larger lots located</p>

	around the site's external road frontages with rural areas.
Policy MRZ-P2 Provide for developments not meeting permitted activity status, while encouraging high-quality developments.	It is anticipated that future development will either comply with the MRZ zone standards, or a project-specific resource consent will be obtained.