

Kevler Subdivision and Land Use Application

Attachment 2: Relevant Objectives and Policies in the Operative Selwyn District Plan	
Selwyn District Plan – Rural Volume	
Chapter B1 – Natural Resources	Assessment
<p><i>Land and Soil</i></p> <p><i>Objective B1.1.1:</i> Adverse effects of activities on the District's land and soil resources are avoided, remedied or mitigated.</p> <p><i>Objective B1.1.2</i> People and their property are not affected by contaminated soil or unstable land and any adverse effects on the environment are avoided, remedied or mitigated.</p> <p><i>Objective B1.1.3</i> Promote the sustainable management of the soil resources of the District.</p>	<p>A PSI Report was prepared by the Council for Variation 1. The applicant also commissioned a PSI report from Wileys to support its PSDP submission. It recommended a DSI to establish the nature and extent of that contamination and to recommend appropriate remediation.</p> <p>This can be addressed by conditions of consent.</p> <p>The Site does not have versatile soils (classed as LUC 1 or 2 soils).</p> <p>Urban land uses which do not rely on the soil resource (as opposed to rural farming activity) are anticipated here under Map A Chapter 6 of the CRPS, the Urban Growth Overlay in the PSDP and Variation 1 re-zoning of the Site.</p>
<p><i>Contaminated Land</i></p> <p><i>Policy B1.1.1</i> Ensure any activity involving hazardous substance or waste disposal is carried out in a way which reduces the risk of contaminating land or soil.</p> <p><i>Policy B1.1.2</i> Avoid adverse effects on people through exposure to contaminated land and mitigate or remedy any adverse effects on the environment.</p> <p><i>Policy B1.1.3</i> Encourage the management of contaminated sites so that effects on peoples' health or on the environment are avoided.</p>	<p>See above re SDC Variation 1 and applicant PSI reports.</p>
<p><i>VERSATILE SOILS</i></p> <p><i>Policy B1.1.8</i> Encourage residential development to occur in and around existing townships.</p>	<p>The site has residential land on two sides and will infill and square off residential development to the west of Springston Rolleston Road (Fig 1).</p>
<p><i>WATER — OBJECTIVES</i></p> <p><i>Objective B1.3.1</i> Contamination of ground water or surface water is avoided and/or mitigated and water quality improved in degraded waterbodies through changes in land management practices and controls on land uses likely to cause waterbody contamination.</p>	<p>The subdivision will be fully reticulated with stormwater discharged to ground consistent with the approach taken for Rolleston.</p> <p>An Infrastructure Report by SURVUS addresses servicing issues.</p>

<p>Policy B1.3.4 <i>Manage land to protect water resources and avoid, remedy, or mitigate adverse effects on surface water quality and quantity, and aquatic habitat from activities and development, including:</i></p> <ul style="list-style-type: none"> • <i>Activities locating close to waterbodies; or</i> • <i>Activities which may result in surface run-off of contaminants, or leaching of contaminants into groundwater.</i> 	<p>The subdivision will be fully reticulated with stormwater discharged to ground consistent with the approach taken for Rolleston.</p> <p>An Infrastructure Report by SURVUS addresses servicing issues.</p>
<p>CANTERBURY PLAINS AND TE WAIHORA/LAKE ELLESMERE Policy B1.4.12 <i>Recognise that the land between the Christchurch City and a line extending from West Melton to Tai Tapu is identified in the RPS as providing a significant 'rural' landscape in contrast with the 'urban' landscape of the City.</i></p>	<p>The Site has been confirmed as a FDA in Change 1 CRPS so the landscape change from rural to residential is anticipated.</p> <p>The proposed subdivision is consistent with the Objective and Policy.</p>
<p>TRANSPORT NETWORKS — OBJECTIVES ROAD, PATHWAYS, RAIL AND AIRFIELDS Objective B2.1.1 <i>An integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential growth.</i> Objective B2.1.2 <i>An integrated approach to land use and transport planning to manage and minimise adverse effects of transport networks on adjoining land uses, and to avoid "reverse sensitivity" effects on the operation of transport networks.</i> Objective B2.1.3 <i>Future road networks and transport corridors are designed, located and protected, to promote transport choice and provide for: a range of sustainable transport modes; and alternatives to road movement of freight such as rail.</i> ROADS AND PATHWAYS Policy B2.1.1 <i>Apply a road hierarchy classification in Selwyn District to recognise the different functions and roles of the Districts roads.</i> Policy B2.1.2 <i>Manage effects of activities on the safe and efficient operation of the District's existing and planned road network, considering the classification and function of each road in the hierarchy.</i> Policy B2.1.3 <i>Recognise and protect the primary function of roads classified as State Highways or</i></p>	<p>Transport networks are vital to provide to social, cultural, environmental and economic activities in the District. They improve accessibility, ensuring all users, including those using active modes have access to services. The subdivision provides a road network and specific road alignments that generally accords with that anticipated for adjoining scheme plans and for connection to Springston Rolleston Road so it continues its role as a Collector Road.</p> <p>The roading network within the subdivision is designed to make safe provision for a range of transport options, including active transport (cycling and walking) and potentially public transport (bus). There is walking and cycling network, linking with neighbouring areas.</p> <p>An ITA by Stantec in support of a submission to the PSDP and a traffic assessment by the Council for Variation 1 assessed traffic issues.</p> <p>The proposed subdivision is consistent with the Objective and Policy.</p>

Arterial Roads in [Appendix 9](#), to ensure the safe and efficient flow of through traffic en route to its destination.

Policy B2.1.4(a)

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

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

Policy B2.1.5

Promote the strategic planning of transport networks to achieve a high level of connectivity and provision for sustainable transport including public transport, cycling and walking.

Policy B2.1.7

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

Policy B2.1.9

Ensure buildings are set back a sufficient distance from road boundaries to maintain good visibility for pedestrians and motorists, to allow safe access and egress.

Policy B2.1.10

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

Policy B2.1.11

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

Policy B2.1.17

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

<p>NATURAL HAZARDS — OBJECTIVES <i>Objective B3.1.1</i> <i>Activities do not cause or exacerbate natural hazards.</i> Policy B3.1.5 <i>Ensure any activity does not adversely affect the efficiency of the District's land drainage system, or increase the rate of stormwater runoff into waterbodies.</i></p>	<p>The site is not shown on the OSDP as being subject to natural hazards.</p> <p>The Proposed Selwyn District Plan flood maps show channelised flow through parts of the Site in a 1 in 200 year return flood event. All dwelling floor levels will be raised above this level.</p> <p>The SDC Geotechnical Investigation Report in support of Variation 1 and the Wiley's Report in support of the applicant's PSDP submission concluded that the Site is not at risk from liquefaction.</p> <p>The site will be reticulated with stormwater discharging to ground.</p> <p>The proposed subdivision is consistent with the Objective and Policy.</p>
<p>QUALITY OF THE ENVIRONMENT — OBJECTIVES <i>Objective B3.4.1</i> <i>The District's rural area is a pleasant place to live and work in.</i> <i>Objective B3.4.2</i> <i>A variety of activities are provided for in the rural area, while maintaining rural character and avoiding reverse sensitivity effects.</i> RURAL CHARACTER Policy B3.4.1 <i>Recognise the Rural zone as an area where a variety of activities occur and maintain environmental standards that allows for primary production and other business activities to operate.</i> Policy B3.4.2 <i>To provide for any activity to locate in a zone provided it has effects which are compatible with the character, quality of the environment and amenity values of that zone.</i> Policy B3.4.3 <i>Avoid, remedy or mitigate significant adverse effects of activities on the amenity values of the rural area.</i> Policy B3.4.6 <i>Maintain low levels of building density in the Rural zone and the predominance of vegetation cover.</i> Policy B3.4.7 <i>Avoid high rise buildings or highly reflective utility structures.</i></p>	<p>The subdivision will change the landscape from rural to urban as foreshadowed in the FDA arising from Change 1 CRPS.</p> <p>A high amenity residential subdivision is proposed as shown in the scheme plan prepared for the PPC76 (Figure 4).</p> <p>An Urban Design assessment was prepared by the Council in support of Variation 1.</p> <p>The proposed subdivision does not achieve the objective and policies for the Rural Zone, other than Policy B3.4.3 given that a much higher density of development is proposed than is anticipated for the Rural Zone.</p>
<p>Objective B3.4.5 <i>Urban growth within and adjoining townships will provide a high level of connectivity both within the development and with adjoining land areas (where these have been or are likely to be developed for urban activities or public reserves) and will provide suitable access to a variety of forms of transport.</i></p>	<p>The subdivision provides a road network and specific road alignments that generally accords with that anticipated for adjoining SCHEME PLANS and for one connection to Springston Rolleston Road so it continues its role as a Collector Road.</p> <p>These will enable access to future public transport routes as well as public open and recreational</p>

	<p>space and other important destinations beyond the Site itself.</p> <p>The roading network within the subdivision is designed to make safe provision for a range of transport options, including active transport (cycling and walking) and potentially public transport (bus). There is a walking and cycling network, linking with neighbouring areas.</p> <p>An ITA by Stantec in support of a submission to the PSDP and a traffic assessment by the Council for Variation 1 assessed traffic issues.</p>
<p>RESIDENTIAL DENSITY AND SUBDIVISION IN THE RURAL AREA — OBJECTIVES</p> <p><i>Objective B4.1.1</i> <i>The provision of a variety of residential section sizes in the rural area, while maintaining a low overall residential density.</i></p> <p><i>Objective B4.1.2</i> <i>Residential density is low enough to maintain the character of the rural area and to avoid adverse effects on natural and physical resources or reverse sensitivity effects.</i></p> <p><i>Objective B4.1.3</i> <i>Allotments are created which are of the appropriate size and shape and have the required utility services, for their intended use.</i></p>	<p>The subdivision will fundamentally change the character of the site from rural lifestyle to urban as provided for by Map A Chapter 6 CRPS.</p> <p>The lots have been designed to provide appropriate urban density sizes and not provide a low density environment.</p> <p>An Urban Design assessment was prepared by the Council in support of Variation 1.</p> <p>The proposed subdivision is not consistent with the Objectives B4.1.1 and B4.1.2.</p>
<p>RESIDENTIAL DENSITY</p> <p><i>Policy B4.1.1</i> <i>Inner Plains: 1 dwelling/ 4ha</i></p> <p><i>Policy B4.1.4(b)</i> <i>Within the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement, any new residential development at densities higher than those provided for in Policy B4.1.1 shall only be provided for in the Living 3 Zone in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014.</i></p>	<p>The subdivision does not achieve the Objective and Policy.</p> <p>It is consistent with the FDA identification in Map A Chapter 6 CRPS.</p>
<p><i>Policy B4.1.9</i> <i>Ensure any allotment created is of sufficient size and shape for its intended use, including the avoidance of reverse sensitivity effects on existing lawful uses and has provision for a complying access to an adjacent road.</i></p> <p><i>Policy B4.1.10(a)</i> <i>Ensure any allotment created has connections to the reticulated utility services it requires, available at the boundary of the allotment when it is created;</i></p> <p><i>Policy B4.1.11</i> <i>Ensure any allotment created which may be used to erect a dwelling has an adequate building square and access to sunlight.</i></p>	<p>The subdivision is consistent with this Objective and Policy as it will be fully reticulated to urban residential standards consistent with the rest of Rolleston.</p> <p>An Infrastructure Report by SURVUS addresses servicing issues.</p>

Selwyn District Plan – Townships Volume	
Chapter B1 – Natural Resources	Assessment
<p>Objective B1.1.2 <i>New residential or business activities do not create shortages of land or soil resources for other activities in the future.</i></p>	<p>The proposed subdivision will enable the conversion to urban lots of approximately 16 ha of rural land that primarily contains rural lifestyle blocks with a common domestic curtilage around larger individual dwellings including auxiliary buildings such as stand-alone garages, sheds and other structures associated with rural living.</p> <p>This is marginal loss of rural land for a future residential land use signalled in the Rolleston Structure Plan for part of the Site.</p> <p>The majority of the Site is LUC (Land Use Capability) 4.</p>
<p>Policy B1.1.3 <i>Avoid adverse effects on people's health or well-being from exposure to contaminated soil.</i></p>	<p>PSI Reports prepared for SDC and Variation 1 and te Wileys Report to support the applicants PSDP submission establishes the nature and extent of that contamination and recommends appropriate remediation.</p> <p>This can be addressed by conditions of consent.</p>
<p>Policy B1.1.8 <i>Avoid rezoning land which contains versatile soils for new residential or business development if:</i> 1) <i>The land is appropriate for other activities; and</i> 2) <i>There are other areas adjoining the township which are appropriate for new residential or business development which do not contain versatile soils.</i></p>	<p>The Site is shown in the Rolleston Structure Plan as an area for future urban development. Consideration of the Policy would have occurred as part of Plan preparation.</p> <p>The Site does not have versatile soils (classed as LUC 1 or 2 soils).</p>
<p>Objective B1.2.1 <i>Expansion of townships in Selwyn District maintains and enhances the quality of ground or surface water resources.</i></p>	<p>There will not be an adverse impact on the quality of ground or surface water.</p> <p>There are no waterways within the Site.</p> <p>An Infrastructure Report in support of Variation 1 and SURVUS for the applicant sets out the soil and geology characteristics of the Site and the feasibility of stormwater management options. The use of disposal to ground is standard practice in Rolleston.</p> <p>An ECAN discharge consent will be required.</p>
<p>Policy B1.2.2 <i>Ensure land rezoned to a Living or Business zone can be serviced with a water supply and effluent and stormwater disposal without adversely affecting ground water or surface waterbodies.</i></p>	<p>An Infrastructure Report in support of Variation 1 and SURVUS for the applicant confirmed servicing proposals for roads, wastewater, water supply, and stormwater.</p> <p>Full urban reticulation of sewage and water will manage effects on ground and off-site surface waterbodies.</p>
<p>Policy B1.2.3 <i>Require the water supply to any allotments or building in any township and the Living 3 Zone to comply with the current New Zealand</i></p>	<p>The Infrastructure Report in support of Variation 1 and the SURVUS Report confirms water is available by connecting in to the Council's water main supply network.</p>

<p><i>Drinking Water Standards and to be reticulated in all, except for sites in the existing Living 1 Zone in Doyleston.</i></p>	
<p>Chapter B2 – Physical Resources</p>	
<p>Objective B2.1.1 <i>An integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential growth.</i></p>	<p>The development of the Site will not undermine the safe and efficient operation of the District's roads and pathways. The subdivision plan shows a preferred roading layout including linkages, points of connection to the existing roads, and indicative internal access and roading.</p> <p>The Scheme Plan provides for one key road connection to/ from Springston Rolleston Road, and other indicative road connections to adjoining land. A neighbourhood reserve and provision for walking/ cycling linkages are provided for in the Scheme Plan.</p> <p>Internal access and roading within the Site will be developed in accordance with relevant traffic standards, as will local traffic-related upgrades. This will ensure good connectivity to the urban areas surrounding the Site.</p> <p>An ITA by Stantec in support of a submission to the PSDP and a traffic assessment by the Council for Variation 1 assessed traffic issues.</p>
<p>Objective B2.1.2 <i>An integrated approach to land use and transport planning to manage and minimise adverse effects of transport networks on adjoining land uses and to avoid "reverse sensitivity" effects on the operation of transport networks.</i></p>	<p>The Scheme Plan shows how integration of the development in to the existing road network will be achieved. The subdivision proposal is consistent with this as discussed above for Objective B.2.1.1.</p> <p>There is one primary access point to Springston Rolleston Road as the Collector Road and further indicative access points off the internal roads into adjoining blocks.</p> <p>An ITA by Stantec in support of a submission to the PSDP and a traffic assessment by the Council for Variation 1 assessed traffic issues.</p>
<p>Policy B2.1.1 <i>Apply a road hierarchy classification in Selwyn District to recognise the different functions and roles of the District's roads.</i></p>	<p>The Site adjoins existing urban development to the east and north, and makes transport connections to these developments, thus promoting an efficient and consolidated land use pattern.</p> <p>The internal roads are consistent with the existing road hierarchy.</p> <p>The scheme plan identifies several indicative access points to/from the Site, which will provide a direct and safe pedestrian and cycle route into Rolleston. The scheme plan shows primary and secondary roads within the proposed development area, including potential linkages to futureproof for further urban development.</p>

	An ITA by Stantec in support of a submission to the PSDP and a traffic assessment by the Council for Variation 1 assessed traffic issues.
Policy B2.1.2 <i>Manage effects of activities on the safe and efficient operation of the District's existing and planned road network, considering the classification and function of each road in the hierarchy.</i>	See above assessment
Policy B2.1.4(a) <i>Ensure all sites, allotments or properties have legal access to a legal road which is formed to the standard necessary to meet the needs of the activity considering:</i> <ul style="list-style-type: none"> • <i>the number and type of vehicle movements generated by the activity;</i> • <i>the road classification and function; and</i> • <i>any pedestrian, cycle, public transport or other access required by the activity.</i> 	<p>All sites, allotments or properties have legal access to a legal road which will be formed to the standard necessary to meet the needs of the activity at the subdivision stage.</p> <p>An ITA by Stantec in support of a submission to the PSDP and a traffic assessment by the Council for Variation 1 assessed traffic issues.</p>
Policy B2.1.5 <i>Ensure the development of new roads is:</i> <ol style="list-style-type: none"> <i>integrated with existing and future transport networks and landuses; and</i> <i>designed and located to maximize permeability and accessibility; through achieving a high level of connectivity within and through new developments to encourage use of public and active transport; whilst having regard to the road hierarchy.</i> 	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.
Policy B2.1.9 <i>Ensure buildings are set back a sufficient distance from road boundaries to maintain good visibility for all road users including motorist, cyclists and pedestrians, and to allow safe access and egress and to mitigate reverse sensitivity effects on land adjoining the State Highway.</i>	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.
Policy B2.1.11 <i>Ensure roads are designed, constructed, maintained and upgraded to an appropriate standard to carry the volume and types of traffic safely and efficiently.</i>	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.
Policy B2.1.12 <i>Address the impact of new residential or business activities on both the local roads around the site and the District's road network, particularly Arterial Road links with Christchurch City.</i>	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.
Policy B2.1.13	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives

<i>Minimise the effects of increasing transport demand associated with areas identified for urban growth by promoting efficient and consolidated land use patterns that will reduce the demand for transport.</i>	B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.
Policy B2.1.15 <i>Require pedestrian and cycle links in new and redeveloped residential or business areas where such links are likely to provide a safe, attractive and accessible alternative route for pedestrians and cyclists, to surrounding residential areas, business or community facilities.</i>	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15. The scheme plan shows how the Site is to connect to existing roads. The scheme plan makes provision for linkages in the event that future urban development happens.
Policy B2.2.1 <i>Require that the need to supply utilities and the feasibility of undertaking, is identified at the time a plan change request is made to rezone land for residential or business development.</i>	The proposed subdivision is in accordance with Policy B.2.2.1 as the Infrastructure Report in support of Variation 1 and the SURVUS report confirms that the development can be serviced by utilities: sewerage, water, power, telecoms, streetlighting, and stormwater.
Policy B2.2.2 <i>Ensure activities have access to the utilities they require at the boundary prior to any new allotment being sold; or prior to any new activity taking place on an existing allotment.</i>	The Infrastructure Report in support of Variation 1 and the SURVUS Report confirms that the development can be serviced by utilities: sewerage, water, power, telecoms, streetlighting, and stormwater.
Policy B2.2.3 <i>Encourage the “market” to determine the efficient use of utilities.</i>	The proposal is to connect to Council utilities.
Objective B2.3.1 <i>Residents have access to adequate community facilities.</i>	The Site is conveniently positioned to “square up” the town and provide ease of access to community facilities including the Rolleston community facility hub and schools to the east, the town centre to the north t, and the Foster Park to the west. The town centre is about 3.2 km from the Site.
Objective B2.3.2 <i>Community facilities do not adversely affect residential amenity values or other parts of the environment.</i>	There are no community facilities proposed within the Site.
Policy B2.3.8 <i>Ensure residents in Selwyn District have access to sufficient reserve areas to meet their needs for space for active and passive recreation.</i>	The scheme plan shows provision for one neighbourhood reserve within the Site. The main access roads will be configured to provide a road to support cycling/walking options.
Policy B2.4.4 <i>Ensure land rezoned for new residential or business development has a regular solid waste collection and disposal service available to residents.</i>	The Council kerbside rubbish collection presently is provided to all urban areas adjoining the Site.
Chapter B3 – People’s Health, Safety and Values.	
Natural Hazards Objective B3.1.1 <i>Ensure activities do not lead to or intensify the effects of natural hazards.</i> Policy B3.1.2 <i>Avoid allowing new residential or business development in areas known to be vulnerable to a natural hazard, unless any potential risk</i>	The Site is not identified in the OSDP as being at risk from natural hazards. The Proposed Selwyn District Plan flood maps show channelised flow through parts of the Site in a 1 in 200 year return flood event. All dwelling floor levels will be raised above this level. The Geotechnical Investigation Report for Variation 1 and the Wileys Report concludes that the Site is not at risk from liquefaction.

<p>of loss of life or damage to property is adequately mitigated.</p>	<p>This achieves the direction of Policy B3.1.2.</p>
<p>Quality of the Environment Objective B3.4.1 <i>The District's townships are pleasant places to live and work in.</i> Objective B3.4.2 <i>A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.</i> Objective B3.4.3 <i>"Reverse sensitivity" effects between activities are avoided.</i> Objective B3.4.4 <i>Growth of existing townships has a compact urban form and provides a variety of living environments and housing choices for residents, including medium density housing typologies located within areas identified in an Outline Development Plan.</i> Objective B3.4.5 <i>Urban growth within and adjoining townships will provide a high level of connectivity both within the development and with adjoining land areas (where these have been or are likely to be developed for urban activities or public reserves) and will provide suitable access to a variety of forms of transport.</i></p> <p>Objective B3.4.6 <i>Within the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement, to provide for rural residential development only in the locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014.</i> Policy B3.4.1 <i>To provide zones in townships based on the existing quality of the environment, character and amenity values, except within Outline Development Plan areas in the Greater Christchurch area where provision is made for high quality medium density housing.</i> Policy B3.4.2 <i>To provide for any activity to locate in a zone provided it has effects which are compatible with the character, quality of the environment and amenity values of that zone.</i> Policy B3.4.3 <i>To provide Living zones which:</i></p> <ul style="list-style-type: none"> • <i>are pleasant places to live in and provide for the health and safety of people and their communities;</i> • <i>are less busy and more spacious than residential areas in metropolitan centres;</i> 	<p>The proposal is seeking to provide a high quality urban environment that, by adopting MDRS density standards from the RMA-EHS Act will</p> <ul style="list-style-type: none"> • minimise reverse sensitivity effects, • provide a compact form to Rolleston • provide a choice of living environments on the 16ha site (in an integrated subdivision/ building design package) • ensure that in an amenity sense the distinct character and quality of environment of Rolleston will be built on. • provide high levels of connectivity to existing roads and town centre • meet the policy intent of Policy B3.4.3 <p>The RMA-EHS standards across the whole Site will enable a minimum of 15 households per ha (the proposed density is 17.2hh/ha). This reflects the need to facilitate a development with more opportunity for more affordable smaller sites, and gives effect to the RMA-EHS Act MDRS provisions, which enable higher density development.</p> <p>The fundamental development framework is set by the scheme plan.</p> <p>There will be 29 rear lots (27.9% rear lots) (29 rear lots/104 lots).</p> <p>The subdivision layout meets the SDP standard for walkable residential blocks with a maximum perimeter of 800m and maximum of 1000m.</p> <p>An Urban Design assessment was prepared by the Council in support of Variation 1.</p>

<ul style="list-style-type: none"> • <i>have safe and easy access for residents to associated services and facilities;</i> • <i>provide for a variety of living environments and housing choices for residents, including medium density areas identified in Outline Development Plans;</i> • <i>ensure medium density residential areas identified in Outline Development Plans are located within close proximity to open spaces and/or community facilities and</i> • <i>ensure that new medium density residential developments identified in Outline Development Plans are designed in accordance with the following design principles:</i> <ul style="list-style-type: none"> • <i>access and connections to surrounding residential areas and community facilities and neighbourhood centres are provided for through a range of transport modes;</i> • <i>block proportions are small, easily navigable and convenient to encourage cycle and pedestrian movement;</i> • <i>streets are aligned to take advantage of views and landscape elements;</i> • <i>section proportions are designed to allow for private open space and sunlight admission;</i> • <i>a subdivision layout that minimises the number of rear lots;</i> • <i>layout and design of dwellings encourage high levels of interface with roads, reserves and other dwellings;</i> • <i>a diversity of living environments and housing types are provided to reflect different lifestyle choices and needs of the community;</i> • <i>a balance between built form and open spaces complements the existing character and amenity of the surrounding environment and;</i> • <i>any existing natural, cultural, historical and other unique features of the area are incorporated where possible to provide a sense of place, identity and community.</i> 	
---	--

Chapter B4 – Growth of Townships	
<p>Objective B4.1.1 <i>A range of living environments is provided for in townships, while maintaining the overall ‘spacious’ character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.</i></p> <p>Objective B4.1.2 <i>New residential areas are pleasant places to live and add to the character and amenity values of townships</i></p> <p>Policy B4.1.1 <i>(a) Provide for a variety of allotment sizes for erecting dwellings in Living 1 Zones, while maintaining average section size similar to that for existing residential areas in townships, except within the Living Z Zone, including any Medium Density area identified in an Outline Development Plan where a higher density of development is anticipated.</i></p> <p>Policy B4.1.11 <i>Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):</i></p> <ul style="list-style-type: none"> • <i>Retaining existing trees, bush, or other natural features on sites; and</i> • <i>Landscaping public places.</i> <p>Policy B4.1.13 <i>To ensure that development in Medium Density areas identified in an Outline Development Plan provides a high quality living environment and achieves a good level of urban design, appearance and amenity. Relevant urban design considerations include:</i></p> <ul style="list-style-type: none"> • <i>That the design of medium density developments is of a high quality, with a good balance of consistency and variety in form, alignment, materials and colour and a sufficient level of architectural detailing;</i> • <i>That residential units provide an open and attractive street scene through being oriented towards the street or other adjacent public spaces, have low or no front fencing, front facades that are not dominated by garaging but instead have clearly visible pedestrian front entrances</i> 	<p>See above assessment. For Policy B4.1.11 the subdivision has been designed to maintain or enhance the aesthetic values of the township.</p> <p>The reserve will be vested in the Council.</p> <p>An Urban Design assessment was prepared by the Council in support of Variation 1.</p> <p>Policy B4.1.13 will be achieved through compliance with Variation 1 development and activity standards for medium density development.</p>

<p><i>and a balanced ratio of glazing to solid walls;</i></p> <ul style="list-style-type: none"> <i>• That opportunities for landscaping and tree planting is provided, commensurate with a medium density living environment;</i> <i>• That opportunity for comprehensive developments are provided, including the ability to erect short terraces or share internal side boundary walls;</i> <i>• That medium density developments make provision for adequate, well located and well designed private outdoor living areas;</i> <i>• That internal amenity is provided for occupants through levels of privacy and access to sunlight appropriate to a medium density living environment;</i> <i>• That the appearance of cramped development is avoided by limiting site coverage and ensuring there is open space between houses, duplexes or blocks of terraces, particularly at first floor level.</i> 	
<p>B4.2 SUBDIVISION OF LAND — OBJECTIVES</p> <p>Objective B4.2.1 <i>Subdivision of land for various purposes is recognised and provided for.</i></p> <p>Objective B4.2.2 <i>New allotments created have appropriate characteristics and facilities for their intended or likely uses.</i></p> <p>Objective B4.2.3 <i>The maintenance and enhancement of amenities of the existing natural and built environment through subdivision design and layout.</i></p> <p>Objective B4.2.4 <i>That subdivision provides for variety and efficiency in its design, form and function.</i></p>	<p>The subdivision is for residential purposes consistent with the MDRS density standards of Variation 1. The subdivision design and layout specifically provides for a variety of lots to support a range of single storey housing topologies all based on medium density housing.</p> <p>The subdivision design and layout builds on the adjoining residential environments that are on two sides of the subdivision. An Urban Design Assessment for Variation 1 shows how the residential amenities will be facilitated and provided for in terms of streetscape values and connectivity of the subdivision to its wider setting.</p> <p>The subdivision provides for variety and efficiency in its design, form and function through its proposals to connect to future and existing urban areas, provision for cycling and walking, by providing a reserve area within the subdivision. The proposal is based on an integrated subdivision/ lot orientation/ building design approach to providing medium density housing.</p> <p>An Urban Design assessment was prepared by the Council in support of Variation 1.</p>

	Overall, the subdivision achieves the subdivision objectives.
<p>Policy B4.2.2 <i>Ensure any allotment created by subdivision (including any balance allotment) has the services, facilities and characteristics appropriate to the proposed likely use of the land.</i></p> <p>Policy B4.2.3 <i>Ensure any new allotment on which a building may be erected has all of the following features:</i></p> <ul style="list-style-type: none"> • Access to sunlight; • Adequate size and appropriate shape for a building platform; • Adequate size and shape for outdoor living space in Living zones or car parking and storage space in Business zones; and • Easy and safe access for motorists, pedestrians and cyclists. <p>Policy B4.2.4 <i>Encourage the retention of natural, cultural, historic and other features within a subdivision and for allotment boundaries to follow natural or physical features, where it maintains the amenity of an area.</i></p> <p>Policy B4.2.5 <i>Ensure any temporary, adverse effects from the preparation of land for subdivision or installing utilities, are avoided, remedied or mitigated.</i></p> <p>Policy B4.2.10 <i>Ensure that new residential blocks are small in scale, easily navigable and convenient to public transport services and community infrastructure such as schools, shops, sports fields and medical facilities, particularly for pedestrians and cyclists.</i></p> <p>Policy B4.2.11 <i>Encourage subdivision designs within Outline Development Plan areas to provide for a variety of section sizes that are designed to cater for different housing types.</i></p> <p>Policy B4.2.12 <i>Ensure that subdivision designs encourage strong, positive connections between allotments and the street and other features, whilst avoiding rear allotments where practical.</i></p>	<p>Variation 1 that proposed re-zoning the site MRZ was supported by an Urban Design Assessment that addressed all of the subdivision amenity and quality of the environment policies. It assessed the requirements for lot orientation for best sunlight admission and lot configuration to provide building platforms and on-site outdoor spaces facing north.</p> <p>An Integrated Transport Assessment for Variation 1 confirmed the workability and connectedness of the proposed road, cycle, and walking network both for within the subdivision and to adjoining areas.</p> <p>The subdivision design and layout builds on the adjoining residential environments that are on two sides of the subdivision.</p> <p>An Urban Design Assessment in support of Variation 1 shows how the residential amenities will be facilitated and provided for in terms of streetscape values and connectivity of the subdivision to its wider setting through view shafts etc.</p> <p>The subdivision provides for variety and efficiency in its design, form and function through its proposals to connect to future and existing urban areas, provision for cycling and walking, by providing a substantial reserve area within the subdivision and making provision for medium density housing.</p> <p>Overall, the subdivision achieves the subdivision objectives.</p> <p>The Explanation and Reasons states: <i>A range of housing types are required to cater to different living requirements and different age groups within Outline Development Plan areas. It is likely that a person's housing needs will change throughout their life and it should be possible for them to meet their needs within the District. Policy B4.2.11 therefore seeks to ensure that new residential areas are designed to provide for housing diversity by creating variety in section sizes and subsequent housing types.</i></p> <p>The proposed subdivision provides for a range of housing typologies to provide for local housing needs, including a range of lot medium density sizes.</p> <p>Medium Density Average: 380m² Medium Density Minimum: 282m² All lots will qualify as medium density.</p>

	<p>An Infrastructure Report for Variation 1 and the SURVUS Report assessed the servicing needs and confirmed that all utility services can be provided to the subdivision. Stormwater is by agreement with the Council discharged to ground.</p> <p>Appropriate regional consents will be obtained for subdivision works.</p> <p>The Urban Design Assessment and Integrated Transport Assessment for Variation 1 and by Stantec shows how the configuration of lots and provision for medium density housing are to be provided and the design basis for such.</p>
<p>Objective B4.3.1 <i>The expansion of townships does not adversely affect:</i></p> <ul style="list-style-type: none"> • Natural or physical resources; • Other activities; • Amenity values of the township or the rural area; or • Sites with special ecological, cultural, heritage or landscape values. <p>Objective B4.3.3 <i>For townships within the Greater Christchurch area, new residential or business development is to be provided within existing zoned land or priority areas identified in the Regional Policy Statement and such development is to occur in general accordance with an operative Outline Development Plan.</i></p> <p>Objective B4.3.4 <i>New areas for residential or business development support the timely, efficient and integrated provision of infrastructure, including appropriate transport and movement networks through a coordinated and phased development approach.</i></p> <p>Objective B4.3.5 <i>Ensure that sufficient land is made available in the District Plan to accommodate additional households in the Selwyn District portion of the Greater Christchurch area between 2013 and 2028 through both Greenfield growth areas and consolidation within existing townships.</i></p> <p>Objective B4.3.6 <i>Ensure that subdivision and development in Living Z zoned areas achieves an average net density over an Outline Development Plan area of at least ten household units per hectare.</i></p>	<p>The Site is currently in mature lifestyle blocks. It has no sites of special ecological, cultural, heritage or landscape values.</p> <p>The proposal is seeking to provide a high quality urban environment that, by adopting Variation 1 MDRS density standards and zones, will</p> <ul style="list-style-type: none"> • Contribute to a compact township shape • Support the timely, efficient and integrated provision of infrastructure • Ensure a coordinated and phased development approach through the scheme plan and providing linkages to the west and south for future urban development • Avoid a zoning pattern that leaves the Site as a barrier to efficient linkages to future development • Be consistent with an scheme plan that provides overall Site co-ordination and integration of development that meets the requirements of Policies B4.3.7 and B4.3.8 <p>The proposed subdivision residential density is at least 15 hh/ha which exceeds the minimum specified in Objective B4.3.6.</p> <p>The Site is not identified as a greenfield priority area on Map A of Chapter 6 of the RPS but as a FDA arising from Change 1 to Chapter 6 CRPS. However, the existing residential zoned and greenfield priority areas at Rolleston are inadequate to meet future demand. This Site is ideally located and sited to help meet that shortfall, which must be met under the requirements of the new NPS-UD.</p> <p>The existing zoned areas in the Our Space housing capacity assessment (HCA) considered that the Selwyn District Plan existing urban areas and greenfield priority areas (LZ zones) were adequate to meet medium term targets, but extra land was required to meet long term targets. However, it acknowledged the uncertainties with the HCA methodologies and</p>

<p>Objective B4.3.9 <i>Targets for sufficient, feasible development capacity for housing within Greater Christchurch [Inserted in accordance with sections 55(2) and 55(2A) of the Resource Management Act 1991, from the National Policy Statement on Urban Development Capacity 2016]</i></p> <p><i>For the period 2018-2048, sufficient, feasible development capacity for housing is enabled in the urban areas of Selwyn District within Greater Christchurch in accordance with the CRPS Policy 6.2.1a.</i></p> <p><i>Table B4.3.9 - Targets for housing development capacity in the urban areas of Selwyn District within Greater Christchurch, 2018-2048</i></p> <p><i>Development capacity to be enabled (number of dwellings):</i> Medium term (2018-2028) 8600 Long term (2028-2040) 8690 Total 30 year period (2018-2040) 17 290</p> <p>Policy B4.3.1 <i>Ensure new residential, rural residential or business development either:</i></p> <ul style="list-style-type: none"> <i>Complies with the Plan policies for the Rural Zone; or...</i> <i>The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within existing zoned land and greenfield priority areas identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan.</i> <p>Policy B4.3.3 <i>Avoid zoning patterns that leave land zoned Rural surrounded on three or more boundaries with land zoned Living or Business.</i></p> <p>Policy B4.3.6 <i>Encourage townships to expand in a compact shape where practical.</i></p> <p>Policy B4.3.7 <i>Living Z urban growth areas identified in the District Plan shall not be developed for urban purposes until an operative Outline Development Plan for that area has been included within the District Plan. Each Outline Development Plan shall:</i></p> <ul style="list-style-type: none"> <i>Be prepared as a single plan for any identified Outline Development Plan area</i> 	<p>data. They were undertaken in 2018 and are now 4 years out of date.</p> <p>The targets in Table B4.3.9 are in response to the requirements of the NPS-UDC (now replaced by the NPS-UD) which specifies them as minimum targets not maximums. Councils can zone additional land over and above these minimums or enable subdivision. This is generally beneficial, with the release of more land creating more competition, and contributing to reduced section and house prices.</p> <p>The medium term shortfall in capacity for Rolleston has been confirmed by the Council in the Capacity Update Report it adopted at its 9 December 2020 meeting.</p> <p>Attachment 5 addresses the issue of land availability. It forecasts a shortfall in zoned and serviced land in Rolleston by year end 2023.</p>
--	---

<p><i>identified on the Planning Maps and Appendices;</i></p> <ul style="list-style-type: none"> • <i>Be prepared in accordance with the matters set out in Policy B4.3.8;</i> • <i>Take account of the Medium Density and Subdivision Design Guides.</i> <p>•</p>	
<p>ROLLESTON <i>Policy B4.3.71</i> <i>Avoid rezoning land for new residential or business development (other than Business 2 and 2A Zoning), west of SH1 and the South Island Main Trunk Line (SIMTL).</i></p> <p>Policy B4.3.72 <i>Avoid rezoning land for new residential development in areas shown under the Airport Flightpath Noise Contours for 50 dBA Ldn or greater, on Planning Map 013.</i></p> <p>Policy B4.3.75 <i>Encourage integration between rezoning land for new residential development at Rolleston and associated provisions for utilities, community facilities and areas for business development.</i></p> <p>Policy B4.3.77 <i>Ensure that development within each of the Outline Development Plan areas identified on the Planning Maps and Appendices within Rolleston addresses the specific matters relevant to each SCHEME PLAN Area number listed below:</i></p>	<p>MRZ rezoning does not yet apply. Decisions must be made by August 2023. The subdivision application is to develop land for urban residential purposes which is currently zoned Rural Inner Plains but shown as MRZ under Variation 1. The Rolleston zoning policies do not strictly apply as the proposal is a resource consent application, not an application for rezoning. However, it is relevant that the proposed residential development meets all of the Rolleston specific rezoning criteria.</p> <p>The proposed subdivision has been discussed with Council staff to ensure that the Site through the scheme plan and servicing proposals will provide for appropriate integration between the proposed new residential development and associated provision of utilities, community facilities and areas for business development. Advice is that utilities are available and with capacity to service the Site with many services in Springston Rolleston Road. There is good provision of major Council reserves at Foster Park and the planned District Park to the south of Levi Road to meet the active recreation needs of households living on the Site. The Council has advised that a neighbourhood reserve is desirable in this area to service the medium density development.</p> <p>Infrastructure and servicing reports were prepared by the Council in support of Variation 1 rezoning, and by SURVUS for the submission on the PSDP.</p>