

# Proposed Selwyn District Plan



## Section 32 Report

Areas with deferred zoning

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# 1. Executive Summary

Section 32 of the Act requires objectives in plan change proposals to be examined for their appropriateness in achieving the purpose of the Resource Management Act 1991 ('the Act' or 'the RMA'), and the policies and methods of those proposals to be examined for their costs, benefits, efficiency, effectiveness and risk in achieving the objectives. The analysis set out in this report is to fulfil the obligations of the Council under s32 of the Act.

This Section 32 evaluation report relates to those areas within the district that currently have a deferred zoning under the Operative District Plan. This covers land in Darfield, Leeston, Dunsandel and Rolleston and it is proposed to address the deferred status in different ways.

Firstly, it is proposed to lift the deferred status of various areas of residential land within the Darfield and Leeston townships, with any Deferred Living 1 zones being zoned Low Density Residential Zone (LRZ), and any Deferred Living 2 Zones being zoned Large Lot Residential Zone (LLRZ). It is also proposed to introduce Outline Development Plans ('ODPs') to guide future development of each area. The exception to this is that an ODP is not proposed for the deferred zone at Landsborough Drive and Whitcombe Place, Darfield, as this area has already been developed. In the operative District Plan, each of these areas has an underlying residential zone, but the status of the zoning is deferred until such time as certain pre-conditions are met, which relate to the adequate provision of potable water (Darfield) or a solution to stormwater/flooding issues (Leeston) and preparation of an ODP to guide the form of future development. The matters relating to water supply and stormwater/flooding have, or will be addressed through upgrades scheduled in the Long Term Plan. Proposed ODPs have also been developed for each area of deferred zoning, which will form part of the Proposed District Plan. This report assesses the appropriateness of the lifting of the deferred status of these areas, including the proposed ODPs and any site-specific rules or other requirements associated with the zoning, in achieving the relevant objectives of the Proposed District Plan.

For Rolleston it is proposed to uplift the deferred residential zone, resulting in the land being zoned General Residential. However, it is not proposed to include an ODP or any further site-specific provisions to this land, as the entire site is subject to a Designation (SDC-21) which provides for a local purpose (community and recreation facilities) reserve. Development of this site is therefore subject to the designation provisions of the RMA, except where it is not used for its designated purpose and the underlying zone applies.

For the deferred Living zone in Dunsandel, it is proposed to remove the deferred zoning, resulting in the land being zoned General Rural. The constraints for uplifting the deferred zoning have not been overcome and there is insufficient evidence of demand for additional residential development.

This report does not assess the appropriateness of the provisions that apply to the proposed Residential Zones more broadly, which is considered in the Section 32 Report for the Residential zones.

The Strategic Objectives of particular relevance to the lifting or removing of the deferred status of residential land include:

- SD-DI-O1 Sensational Selwyn
- SD-DI-O2 District Well-being and Prosperity
- SD-DI-O3 Integration and Land Use, Ecosystems and Water - Ki Uta Ki Tai

- SD-UDF-O1 Compact and Sustainable Township Network
- SD-UDF-O2 Urban Growth and Development
- SD-UDF-O3 Integration of Land Use and Infrastructure

The lifting or removal of the deferred status of various areas of residential land will assist the Council to fulfil its statutory functions and responsibilities as required by the Act. It is proposed to achieve this through the following:

- Proposed rules that manage the potential for reverse sensitivity effects to arise by requiring setbacks and acoustic treatment for noise sensitive activities in proximity to established noise-generating activities (Darfield and Leeston only).
- Identification on the Planning Maps of the relevant residential or rural zoning for each area.
- ODPs that will guide the form of development in each area (Darfield and Leeston only).

**Appendix 1** sets out the linkages between the provisions assessed in this report and the wider plan.

## 2. Overview and Purpose

This s32 evaluation report should be read in conjunction with the s32 ‘Overview Report’, which also includes an overview of the s32 legislative requirements, the methodology and approach to the s32 evaluations and the process that the Council has undertaken to date through its District Plan Review, including consultation and engagement.

While this report relates to those areas within the district that currently have a deferred zoning, other related chapters to consider are the Residential, Noise and Urban Growth chapters. The evaluation for these sections are set out in the section 32 evaluation report specific to each topic.

### 2.1 Introduction to the resource management issue(s)

The evaluation of the appropriateness of lifting or removing the deferred status of various areas of residential land within the Darfield, Leeston, Dunsandel and Rolleston townships is based on the following key issues:

1. There are large areas of land in both Darfield and Leeston that cannot be developed due to their deferred status, limiting the ability to develop the land for the purposes for which it was zoned.
2. There is a need to ensure that development of the deferred areas is coordinated, integrated into the townships and addresses any reverse sensitivity issues.
3. There are deferred areas of land in Dunsandel and Rolleston where residential development is either no longer appropriate or is not necessary and a deferred zoning does not appropriately reflect this.

### 2.2 Regulatory and policy direction

#### ***Part 2 of the RMA***

In carrying out a s32 analysis, an evaluation is required of how the proposal achieves the purpose and principles contained in Part 2 of the RMA. Section 5 sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources. Sustainable management includes

managing the use, development, and protection of natural and physical resources to enable people and communities to provide for their social, economic and cultural wellbeing and for their health and safety. In achieving this purpose, authorities need also to recognise and provide for the matters of national importance identified in s6, have particular regard to other matters referred to in s7 and take into account the principles of the Treaty of Waitangi referred to in s8.

Overall, the lifting of the deferred status of areas of residential land in Darfield and Leeston is intended to better enable each of those communities to provide for their wellbeing, through removing the current restriction to the intended residential use and development of the land. The lifting of the deferred status will also result in the efficient use and development of natural and physical resources within existing residential zones (section 7(b)). The implementation of the ODPs, along with the application of the residential zone provisions responds to the requirements in Part 2, in terms of: avoiding, remedying and mitigating the adverse effects of development within these areas on the environment (section 5(2)(c)); and maintaining and enhancing the amenity values and quality of the environment (section 7(c) and (f)). Uplifting the deferred status in Rolleston will not result in any significant changes to the land use as the site is designated for reserve purposes.

The removal of the deferred status on land in Dunsandel will continue to ensure that the rural land resource is used in an efficient manner and maintains the quality of the environment (section 7(b) and (f)). There is no indicative demand for the residential use of this area, and as such the purpose of the RMA is best met by reverting this zoning back to its current use.

### ***National Instruments***

The following national instruments are relevant to this topic / issue:

#### National Policy Statement on Urban Development 2020 (NPS-UD)

The NPS-UD came into effect on 20 August 2020. It recognises the national significance of urban environments and provides direction to decision-makers on planning for urban environments and seeks to establish well-functioning urban environments that respond to the changing needs of people, communities and future generations.

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 area with many employment opportunities, or well-served by existing or planned public transport. Objective 4 seeks that urban environments are provided that, over time, develop and change in response to the changing needs of people and communities and future generations.

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

#### National Planning Standards and/or Guidance Documents

The following aspects of the National Planning Standards are relevant to this topic / issue:

*8: Zone Framework Standard*, which specifies that the Council can only use the zones which are provided for within the standard. While the objectives, policies and rules specific to a particular zone can be determined by the Council, these need to be consistent with the description of the zone that is specified in this standard.

*12: District Spatial Layers Standard*, which sets out the spatial layers that can be used within the Proposed District Plan. These allow for the use of zones, overlays, precincts, specific controls, development areas, designations and heritage areas where these meet the function of the layer described in Table 18.

#### ***Regional Policy and Plans***

The following regional planning documents are relevant to this topic / issue:

#### Canterbury Regional Policy Statement

Chapter 5 of the CRPS relates to land-use and infrastructure, with the following provisions applying to residential development:

- Objective 5.2.1 – Location, design and function of development - which seeks that development is located and designed so that it achieves consolidated, well designed and sustainable growth in and around existing urban areas, provides sufficient housing choice to meet the region’s housing needs and avoids conflicts between incompatible activities.
- Objective 5.2.3 – Transport network - which seeks a safe, efficient and effective transport system which supports a consolidated and sustainable urban form.
- Policy 5.3.1 – Regional growth - which directs that development patterns encourage housing choice within urban areas, of a character and form that support urban consolidation, maintain and enhance the sense of identity and character of the urban areas and encourage high quality urban design, including the maintenance and enhancement of amenity values.
- Policy 5.3.2 – Development conditions - which directs that development is enabled which avoids or mitigates reverse sensitivity effects and conflicts between incompatible activities; and which integrates with transport networks.
- Policy 5.3.3 – Management of development – which directs that substantial developments are designed and built to be of a high quality, with amenity values, the quality of the environment and the character of an area maintained or appropriately enhanced.
- Policy 5.3.5 – Servicing development for potable water, and sewage and stormwater disposal - which requires development to be appropriately and efficiently serviced.

- Policy 5.3.7 - Strategic land transport network and arterial roads – which requires the avoidance of development which would adversely affect the safe and efficient functioning of the strategic land transport network and arterial roads.

#### Canterbury Land and Water Regional Plan (CLWRP)

The CLWRP contains objectives, policies and rules to manage land and water around the region and biodiversity within the beds of lakes, rivers and wetlands. In particular, it manages activities that relate to water quantity and quality (including land use activities that can affect water quality), and various activities within the bed of lakes and rivers. The District Plan must not be inconsistent with the CLWRP. Aspects of activities located within residential and rural zones are also regulated under the CLWRP for example, in relation to stormwater discharges, wastewater discharges (Darfield) and earthworks.

#### ***Mahaanui Iwi Management Plan***

The Mahaanui Iwi Management Plan provides policy guidance in relation to land use and development activities. The following provisions are relevant to residential development:

- Chapter 5.4 (Papatūānuku), Objective 2 which seeks that recognition of the ancestral and contemporary relationship between Ngai Tahu and the land is recognised and provided for in land use planning. Objective 4 seeks that urban land use occurs in a manner that is consistent with land capability, the assimilative capacity of catchments and the limits and availability of water resources. Objective 6 seeks that Ngai Tahu has a prominent and influential role in urban planning and development, and Objective 7 seeks that subdivision and development activities implement low impact, innovative and sustainable solutions to water, stormwater, waste and energy issues.
- Policy P3.1 requires local government to recognise and provide for the interests of Ngāi Tahu in urban and township planning.

#### ***Local policies, plans or strategies***

The following plans and strategies are relevant to this topic:

#### Selwyn 2031: District Development Strategy

The purpose of Selwyn 2031 is to provide an overarching strategic framework for achieving sustainable growth across the district to 2031. Its vision is *“To grow and consolidate Selwyn District as one of the most liveable, attractive and prosperous places in New Zealand for residents, businesses and visitors.”* It is focused on consolidating urban growth in and around existing townships, with townships each having a role in the wider township network. Darfield and Leeston are both identified as Service Townships whose function is based on providing a high amenity residential environment and primary services to Rural Townships and the surrounding rural area.

The Strategic Directions within Selwyn 2031 of relevance include

- promoting consolidation and intensification within existing townships to maintain a clear rural/urban interface and rural outlooks, and minimise loss of productive farmland;
- maintaining the character of each township; and

- ensuring future development achieves high quality urban design outcomes and attractive living environments.

Selwyn 2031 places a strong emphasis on the use of ODPs to manage urban growth. For example, a 'key action', in relation to protecting existing character, is to reinforce and enhance the character of each township by requiring ODPs and the use of good urban design principles within new development areas. Similarly, in relation to better transport links, it directs the use of ODPs for greenfield areas, and in terms of higher quality living environments it also seeks to achieve safe, functional and attractive living environments by requiring new development to occur in accordance with ODPs and design guidelines.

#### Ellesmere 2031: Ellesmere Area Plan Mahere-ā-Rohe o Waihora

The purpose of this plan is to provide high-level planning direction to guide the growth and sustainable management of each township in the Ellesmere area through to the year 2031 and identify initiatives to assist in the delivery of Selwyn 2031. It identifies a range of issues and opportunities to help inform the ongoing strategic planning and management of growth for each township within the area and is intended to help inform the district plan review, other council planning and funding processes, and public and private investment decisions. It reinforces the activity centre network identified in Selwyn 2031 and how the role of each township within this network relates to its growth and development.

The Ellesmere Area Plan recognises that within Leeston there is vacant zoned land available for further development, as well as capacity for a further 244 sections to be developed within the deferred areas. The Plan concludes that there is currently sufficient residential zoned land (including the deferred areas) to accommodate projected population growth and housing demand over the planning horizon to 2031. It states that the deferred zones should be utilised in advance of alternative greenfield areas. It acknowledges that development of the Living 2 (Deferred) Zone is difficult to service with gravity sewer and is susceptible to flooding and inundation. The Living 2 (Deferred) zone is also identified as an area for potential future intensification, beyond the 2031 timeframe, or if initiated sooner through a private plan change process and subject to the resolution of identified wastewater, stormwater and drinking supply upgrade issues.

In Dunsandel, the Ellesmere Area Plan concludes that no new areas for residential or business purposes are required to accommodate the projected population growth. The Area Plan also acknowledges that there are significant constraints regarding the provision of infrastructure that would need to be addressed before additional areas could be developed for residential or business purposes.

#### Malvern 2031: Malvern Area Plan Mahere-ā-Rohe

As with the Ellesmere Area Plan, the purpose of the Malvern Area Plan is to provide high-level planning direction to guide the growth and sustainable management of each township in the Malvern area through to the year 2031 and identify initiatives to assist in the delivery of Selwyn 2031.

For Darfield, the Plan recognises that there are a number of deferred living zones, comprising some 649 hectares with a potential additional yield of 1100 households. The Plan concludes that there is currently sufficient residential zoned land (including the deferred areas) within Darfield to accommodate projected population growth and housing demand over the 2031 planning horizon.

## 3. Resource Management Issue Analysis

### 3.1 Background

There are three key issues that have been identified in relation to the deferred residential land that is the subject of this Section 32 evaluation.

The **first** is that under the current deferred status, there are large areas of land in both Darfield and Leeston that cannot be developed for the purposes for which it was zoned, despite the reasons for the deferred status having been, or soon to be, resolved. The deferred status has arisen due to the lack of ODPs (which is discussed further in relation to the second issue below) and infrastructure matters. In Darfield, this relates to the provision of a reticulated, potable water supply, and in Leeston, the resolution of flood issues. The necessary infrastructure to resolve these issues is either already in place or will be by the time that the Proposed Plan is notified and is supported by the Long Term Plan 2018-2028.

Both the Ellesmere and Malvern Area Plans have taken into account the development of the deferred areas in Darfield and Leeston in assessing the capacity to meet projected growth. Development of these areas would achieve the outcomes sought in Selwyn 2031 and directed through the CRPS, for consolidated urban growth.

The **second** issue in relation to the deferred residential land is the need to ensure that any development of these areas is coordinated, integrated into the townships and addresses any reverse sensitivity issues. This is reflected in the current deferred status relating in part, to the requirement for ODPs to be developed before the underlying residential zoning can be 'unlocked'. Undertaking development without an ODP in place has the potential to lead to development which is not well integrated with existing and future development, and may lead to reverse sensitivity. ODPs are also strongly mandated in the Ellesmere and Malvern Area Plans and Selwyn 2031.

Previously, the Council notified Plan Change 31 to the District Plan in December 2011, to remove the deferred status from various land parcels in Darfield, in recognition that the water supply issue was being resolved. The Plan Change was developed to implement the Council's Darfield Integration Plan and formally integrate six ODPs into the District Plan that had been developed for the deferred areas. The Council opted to withdraw Plan Change 31 following the submission period, due to concerns that had been raised regarding the management of potential reverse sensitivity effects, and the inability for these to be addressed through a variation within the statutory timeframe for making a decision on the plan change. It was also recognized that Selwyn 2031 (which was in development at that time) might have implications for the growth of Darfield Township and that PC31 could undermine the directions in Selwyn 2031 if progressed.

Subsequently, the deferred status of several areas within Darfield has been uplifted through private plan changes, each of which has resulted in an ODP being included within the District Plan. There is a risk that in leaving the deferred status to be addressed through individual private plan change requests, the best outcomes in terms of integration with the wider township may not be achieved.

The proposed ODPs also draw from those prepared for Plan Change 31, which were developed with landowner, stakeholder and community input.

The **third** issue is that there are deferred areas in Dunsandel and Rolleston where the residential development that is anticipated under the deferred zoning status is no longer appropriate or necessary. In Dunsandel, the deferred Living zone was identified as appropriate for residential growth, subject to overcoming infrastructure constraints. Specifically, any additional development requires upgrading of the potable water supply and there is no reticulated sewerage system. There has been no further investigation of options to supply the necessary sewerage infrastructure and no funding is currently proposed in the Long-Term Plan to complete any investigation. Costs for providing potable water to the area of deferred living zone have been estimated to be likely over \$1 million due to a need for a possible second bore and increasing the length of the piped network. The Ellesmere Area Plan also concludes that no further residential land is required to accommodate predicted growth.

In Rolleston, the deferred Living Z zone is related to Foster Park. The surrounding area is zoned General Residential. The entire area subject to the deferred zoning is designated as SDC-21 Foster Park, the purpose of which is to provide a local purpose reserve for community and recreation facilities. However, an underlying zoning still needs to be applied to the site and carrying forward a deferred zoning is not necessary.

### 3.2 Evidence Base – Research, Consultation, Information and Analysis undertaken

#### **Research**

The Council has reviewed the current District Plan, commissioned technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and community feedback to assist with setting the plan framework. This work has been used to inform the identification and assessment of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions. This advice includes the following:

Title	Deferred Zones Baseline Report
Author	Jocelyn Lewes (Selwyn District Council)
Brief Synopsis	This report records the methodology followed in reviewing the remaining deferred zones within the Operative Selwyn District Plan, investigating the requirements that need to be satisfied in order that the deferral may be lifted and providing recommendations for what actions, if any, should be taken to address the deferred zones as part of the Selwyn District Plan Review (DPR).
Conclusion	The deferred zones should not be carried forward into the Proposed District Plan but resolved through the District Plan Review process by uplifting the deferred status on land at Darfield and Leeston and incorporate ODPs into the proposed District Plan; removing the deferred status on land at Dunsandel and letting the land revert to a rural zoning and uplifting the deferred zoning over the remaining area of land within Rolleston.
Link to Document	<a href="https://www.selwyn.govt.nz/_data/assets/pdf_file/0005/288311/Deferred-Baseline-Report.pdf">https://www.selwyn.govt.nz/_data/assets/pdf_file/0005/288311/Deferred-Baseline-Report.pdf</a>

<b>Title</b>	<b>District Wide Urban Growth, Versatile Soils and Deferred Zones</b>
Author	Jocelyn Lewes (Selwyn District Council)
Brief Synopsis	This report considered three baseline reports, including the Deferred Zones report above and identifies the issues and options for broadly addressing the management deferred zones within the District.
Conclusion	The preferred options recommended that the deferred status for Darfield, Leeston and Rolleston be uplifted and that the deferred zoning in Dunsandel be removed and that the land revert to a rural zone.
Link to Document	<a href="https://www.selwyn.govt.nz/_data/assets/pdf_file/0010/288694/AMENDED-PO-Growth,-Soils-and-Deferred-Land.pdf">https://www.selwyn.govt.nz/_data/assets/pdf_file/0010/288694/AMENDED-PO-Growth,-Soils-and-Deferred-Land.pdf</a>

<b>Title</b>	<b>Leeston Residential Deferred Zones: Geotechnical Desk Study</b>
Author	Jacobs (K. Bartram)
Brief Synopsis	Presents the findings of a desktop geotechnical investigation carried out for the sites in the Leeston Area. The report does not identify any geotechnical hazards that would make the land unsuitable for residential development. However, it is recommended that the overlying silt is removed beneath foundations, prior to building taking place.
Conclusion	There are no geotechnical constraints to lifting the deferred status.
Link to Document	<a href="https://www.selwyn.govt.nz/_data/assets/pdf_file/0006/351744/Leeston-Residential-Deferred-Zones-Geotechnical-Desk-Study.pdf">https://www.selwyn.govt.nz/_data/assets/pdf_file/0006/351744/Leeston-Residential-Deferred-Zones-Geotechnical-Desk-Study.pdf</a>

<b>Title</b>	<b>Darfield Residential Deferred Zones: Geotechnical Desk Study</b>
Author	Jacobs (K. Bartram)
Brief Synopsis	Presents the findings of a desktop geotechnical investigation carried out for the sites in the Darfield Area. The report does not identify any geotechnical hazards that would make the land unsuitable for residential development.
Conclusion	There are no geotechnical constraints to lifting the deferred status.
Link to Document	<a href="https://www.selwyn.govt.nz/_data/assets/pdf_file/0008/351737/Darfield-Residential-Deferred-Zones-Geotechnical-Desk-Study.pdf">https://www.selwyn.govt.nz/_data/assets/pdf_file/0008/351737/Darfield-Residential-Deferred-Zones-Geotechnical-Desk-Study.pdf</a>

<b>Title</b>	<b>Leeston Deferred Residential Rezoning Integrated Transport Assessment</b>
Author	Stantec (A. Leckie)
Brief Synopsis	Provides a traffic assessment of the development of the sites in Leeston. It describes the current and likely future transport environment and estimated traffic generation associated with development that the lifting of the deferred

	status would provide for. It then provides recommendations for what should be included in the ODPs, particularly focussing on connectivity to frontage roads and adjacent land uses, and identifies likely infrastructure upgrades that may be required at the time of development or into the future.
Conclusion	From a transportation perspective the deferred status of the study area can be lifted, taking into account the recommendations regarding ODP requirements and future upgrades.
Link to Document	<a href="https://www.selwyn.govt.nz/_data/assets/pdf_file/0005/351743/Leeston-Deferred-Residential-Rezoning-Integrated-Transport-Assessment.pdf">https://www.selwyn.govt.nz/_data/assets/pdf_file/0005/351743/Leeston-Deferred-Residential-Rezoning-Integrated-Transport-Assessment.pdf</a>

<b>Title</b>	<b>Darfield Deferred Residential Rezoning Integrated Transport Assessment</b>
Author	Stantec (A. Leckie)
Brief Synopsis	Provides a traffic assessment of the development of the sites in Darfield. It describes the current and likely future transport environment and estimated traffic generation associated with development that the lifting of the deferred status would provide for. It then provides recommendations for what should be included in the ODPs, particularly focussing on connectivity to frontage roads and adjacent land uses, and identifies likely infrastructure upgrades that may be required at the time of development or into the future.
Conclusion	The recommended ODP requirements, combined with the recommended upgrades, will ensure an appropriate form of development, and therefore the lifting of the deferrals is supported from a transportation perspective.
Link to Document	<a href="https://www.selwyn.govt.nz/_data/assets/pdf_file/0007/351736/Darfield-Deferred-Residential-Rezoning-Integrated-Transport-Assessment.pdf">https://www.selwyn.govt.nz/_data/assets/pdf_file/0007/351736/Darfield-Deferred-Residential-Rezoning-Integrated-Transport-Assessment.pdf</a>

<b>Title</b>	<b>Deferred Residential Zoning: Darfield Areas 2, 3 and 4A - Reverse Sensitivity Assessment</b>
Author	Novo Group (R. Malthus)
Brief Synopsis	Assesses the potential reverse sensitivity effects of developing the land for residential use, taking into account the surrounding zones and land uses. Identifies that reverse sensitivity effects may arise in three areas, two relating to established industrial uses and one relating to the Darfield Gun Club, and makes recommendations regarding provisions to address these effects. In other areas, the report concludes that reverse sensitivity effects are unlikely to arise or are otherwise appropriately addressed in the wider Proposed Plan provisions.
Conclusion	Specified mitigation measures should be included in ODPs or rules, for the identified areas, to address potential reverse sensitivity effects.

Link to Document	<a href="https://www.selwyn.govt.nz/_data/assets/pdf_file/0009/351738/Deferred-Residential-Zoning-Darfield-Areas-2,-3-and-4A-Reverse-Sensitivity-Assessment.pdf">https://www.selwyn.govt.nz/_data/assets/pdf_file/0009/351738/Deferred-Residential-Zoning-Darfield-Areas-2,-3-and-4A-Reverse-Sensitivity-Assessment.pdf</a>
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<b>Title</b>	<b>Landscape and Visual Amenity Report: Deferred Living Zones - Leeston</b>
Author	Rough & Milne Landscape Architects
Brief Synopsis	Provides a landscape and visual assessment of lifting the deferred status, to identify the landscape and visual changes likely to arise and considerations for how best to integrate these changes and address zone interfaces.
Conclusion	The Proposed Plan provisions, in combination with recommendations, will ensure an appropriate landscape character and a quality amenity outcome for the deferred areas.
Link to Documents	<a href="https://www.selwyn.govt.nz/_data/assets/pdf_file/0020/351740/Landscape-and-Visual-Amenity-Report-Deferred-Living-Zones-Leeston.pdf">https://www.selwyn.govt.nz/_data/assets/pdf_file/0020/351740/Landscape-and-Visual-Amenity-Report-Deferred-Living-Zones-Leeston.pdf</a>  <a href="https://www.selwyn.govt.nz/_data/assets/pdf_file/0010/351739/Landscape-and-Visual-Amenity-Report-Deferred-Living-Zones-Leeston-Graphic-Assessment.pdf">https://www.selwyn.govt.nz/_data/assets/pdf_file/0010/351739/Landscape-and-Visual-Amenity-Report-Deferred-Living-Zones-Leeston-Graphic-Assessment.pdf</a>

<b>Title</b>	<b>Landscape and Visual Assessment Report: Deferred Living Zones – Darfield</b>
Author	Rough & Milne Landscape Architects
Brief Synopsis	Provides a landscape and visual assessment of lifting the deferred status, to determine whether the provisions in the Proposed Plan are sufficient to achieve the outcomes sought for each zone, and makes recommendations on any additional matters that should be considered.
Conclusion	There will be visual and landscape changes arising from the lifting of the deferred zoning, but the application of the proposed plan provisions and recommendations will ensure and maintain an appropriate landscape character and a quality amenity outcome for the deferred areas.
Link to Documents	<a href="https://www.selwyn.govt.nz/_data/assets/pdf_file/0004/351742/Landscape-and-Visual-Assessment-Report-Deferred-Living-Zones-Darfield-1.pdf">https://www.selwyn.govt.nz/_data/assets/pdf_file/0004/351742/Landscape-and-Visual-Assessment-Report-Deferred-Living-Zones-Darfield-1.pdf</a>  <a href="https://www.selwyn.govt.nz/_data/assets/pdf_file/0003/351741/Landscape-and-Visual-Assessment-Report-Deferred-Living-Zones-Darfield-Graphic-Assessment.pdf">https://www.selwyn.govt.nz/_data/assets/pdf_file/0003/351741/Landscape-and-Visual-Assessment-Report-Deferred-Living-Zones-Darfield-Graphic-Assessment.pdf</a>

<b>Title</b>	<b>Darfield and Leeston Residential Zones: Urban Design Assessment</b>
Author	Boffa Miskell (J. Rennie & A. Mackay)

Brief Synopsis	Provides an urban design assessment of lifting the residential deferred status of land in Darfield and Leeston and makes recommendations on how best to coordinate development within each area. It includes a description of the existing environment and context, a description of the development that the uplifting of deferrals would enable and makes recommendations on items to be identified on ODPs or included in plan provisions to manage potential urban design impacts associated with the proposal, as well as those that are adequately managed under the Proposed Plan provisions.
Conclusion	The recommended components of the ODPs, when read in conjunction with the Proposed Plan provisions and recommended amendments, will enable future development to deliver urban design outcomes that are both consistent with the underlying zones and promote urban design best practice in a balanced and integrated manner.
Link to Document	<a href="https://www.selwyn.govt.nz/_data/assets/pdf_file/0006/351735/Darfield-and-Leeston-Residential-Zones-Urban-Design-Assessment.pdf">https://www.selwyn.govt.nz/_data/assets/pdf_file/0006/351735/Darfield-and-Leeston-Residential-Zones-Urban-Design-Assessment.pdf</a>

The above information has been used to inform the District Plan Review and this s32 evaluation.

### ***Consultation and Engagement***

As noted above, the lifting of the deferred status of residential areas within Darfield has previously been consulted on as part of the Darfield Integration Plan and subsequent notification of Plan Change 31, which was later withdrawn. The residential development of these deferred areas has also been assumed in the Malvern and Ellesmere Area Plans, which were subject to community consultation.

Through the development of the proposed provisions, the Council undertook consultation and engagement with the landowners affected by the proposal to lift the deferred status. Correspondence was sent to the 15 landowners in Darfield, with feedback being received from five of these. In Leeston, correspondence was sent to six land owners, with feedback being received from two of these. There was general support for the lifting of the deferred status in the townships from landowners, with requests for some minor modifications to the draft ODPs.

### ***RMA First Schedule Consultation***

The RMA requires councils to undertake pre-notification consultation with those parties identified in Schedule 1, clause 3, during the preparation of a proposed district plan. These parties include:

- the Minister for the Environment;
- those other Ministers of the Crown who may be affected by the proposed plan;
- local authorities who may be so affected; and
- the tangata whenua of the area who may be so affected, through iwi authorities.

As a result of this consultation, written feedback was received from Christchurch City Council, Environment Canterbury and Department of Conservation. An overview of their feedback and a summary of

recommended amendments to draft provisions is contained in a report that was presented to the District Plan Committee on 18 March 2019, as per details below.

No specific feedback was received from any of the above parties in relation to matters addressed by this Section 32 evaluation report.

Title	First Schedule Consultation (March 2019)
Authors	Justine Ashley, District Plan Review Project Lead, with input from Topic Leads, Selwyn District Council
Brief Synopsis	This report provides a summary of the pre-notification feedback received from RMA First Schedule consultation on the draft Proposed District Plan provisions and the subsequent amendments recommended by Topic Leads.
Link to Document	<a href="https://www.selwyn.govt.nz/_data/assets/pdf_file/0008/352196/First-Schedule-Consultation-Report-to-DPC.pdf">https://www.selwyn.govt.nz/_data/assets/pdf_file/0008/352196/First-Schedule-Consultation-Report-to-DPC.pdf</a>

### ***Iwi Authority Advice***

Clause 4A of Schedule 1 of the RMA sets out the specific requirements for local authorities to consult with iwi authorities before notifying a proposed plan and to have particular regard to any advice received from those iwi authorities. Access to the draft ePlan and Planning Maps was provided to the iwi authority (Te Rūnanga o Ngāi Tahu) on 17 December 2019 and feedback was invited until 28 February 2020. While no formal response was received from the iwi authority during this pre-notification consultation period, Te Rūnanga o Ngāi Tahu had previously indicated that they were satisfied that Mahaanui Kurataiao Limited were providing the necessary input into draft provisions on behalf of Te Taumutu Rūnanga and Ngāi Tūāhuriri Rūnanga. In addition, the detailed feedback that has been provided by Te Taumutu Rūnanga Advisory Group is also acknowledged in this context.

### **3.3 Operative District Plan Provisions**

Under the Operative District Plan, the areas subject to this Section 32 report are located within the Living 2A (Deferred) and Living X (Deferred) zones within Darfield, the Living 1 (Deferred) and Living 2 (Deferred) zones in Leeston, Deferred Living Area A and B (Dunsandel) and Living Z (Deferred) (Rolleston).

Rule 1.2.1 in the Township Volume states that *“Until such time as the deferred status is uplifted, the rules of the Rural zone shall apply within any deferred Living zone”*. The development of the deferred areas is therefore currently subject to the rule framework within the Rural Volume of the District Plan, which limits the types of activities to those anticipated within rural areas, rather than providing for those with an urban focus. In particular, under the Rural framework, subdivision is limited to a minimum of 20ha in these areas. This essentially precludes the development of the deferred areas for urban purposes.

This is also reflected in Rule 12.1.3.9 which states that no subdivision of land within Darfield, within the Areas labelled “Areas 1, 2, 4 and 5” in Appendix 25 can take place until a potable water supply is available to service the subdivision, and an ODP addressing those matters identified in the explanation and reasons

to Policy B4.3.28<sup>1</sup> is incorporated into the District Plan. While the water supply matter has been addressed, the incorporation of an ODP can only be undertaken through a plan change process.

The deferred status is also reflected in the Township policies for growth. In relation to Leeston, Policy B4.3.54 directs that land rezoned for residential development does not cause or exacerbate a natural hazard, by increasing the rate of stormwater runoff into the Leeston main drain. Policy B4.3.28 applies to Darfield and seeks to provide for rural residential development around the township in the Living 2A (Deferred) Zone, subject to all allotments being able to be serviced with a reticulated potable water supply, ODP having been incorporated in the plan for coordinated development to address roading, reserve and pedestrian/cycle linkages, and provisions made to address reverse sensitivity where required.

In terms of the Living Z Deferred zone in Rolleston, Policy B4.1.1.15 and assessment matters for subdivision seek to ensure that any subdivision or development within a deferred area, while it is still subject to the Rural zone rules, does not compromise the ability to achieve co-ordinated future intensification of the deferred area.

Policy B4.3.36 requires that any land zoned for new residential development in Dunsandel is supplied with reticulated sewerage if on-site disposal may result in groundwater contamination and Rules 12.1.3.17 and 12.1.3.18 restrict subdivision in this area until the issues of effluent disposal and water supply have been addressed and an ODP has been prepared that addresses reverse sensitivity with adjacent land.

Although the underlying living zoning has no effect (because the Rural Volume rule framework applies while these areas retain a deferred status), the density of development ultimately anticipated by the underlying zoning is:

- Living 2A – 1ha average (Darfield)
- Living X - 650m<sup>2</sup> average (Darfield)
- Living 1 - 650m<sup>2</sup> average (Leeston)
- Living 2 - 5000m<sup>2</sup> average (Leeston)
- Living Z – 650m<sup>2</sup> average (Rolleston)

Unlike the other deferred zones within the District, the Operative District Plan does not indicate an appropriate density for the Deferred Living Area zones in Dunsandel. Rather the District Plan indicates the final density is still to be determined as this is a function of how the land could be serviced for effluent disposal.

### 3.4 Analysis of best practice – how other councils are addressing the same issue

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<sup>1</sup> For completeness it is noted that the Rule refers to Policy B4.3.23, but it is clear when reading the policies for Darfield that the policy the rule relates to is numbered B4.3.28.

Given the site-specific nature of the issues, no specific review of any other District Plans has been undertaken. However, it is noted that plan review and plan change processes are commonly used across the country to facilitate the lifting of deferred zonings.

### 3.5 Summary of the Issues Analysis

The analysis set out above has shown that the District Plan includes areas within townships that are ultimately anticipated to be developed for residential purposes, and their development has been taken into account in various strategic planning documents including Selwyn 2031, and the Malvern and Ellesmere Area Plans. The deferred status reflects that the areas have been identified as generally being appropriate for residential development, subject to the resolution of identified matters. In both Darfield and Leeston townships, the infrastructure issues have been, or are being resolved with planned upgrades, and therefore the deferred status limits the ability to develop the land for the purposes for which it was zoned, despite the infrastructure issues having been appropriately addressed.

The deferred status under the operative Plan is also related to the need for ODPs to be developed for each area, to ensure that development of these areas is coordinated, integrated into the townships and addresses any reverse sensitivity issues. ODPs for each area have been developed and included in the Proposed Plan for Darfield and Leeston, taking into account the recommendations in technical advice. This is not necessary for the deferred zone at Landsborough Drive and Whitcombe Place (Darfield) as this area has already been developed, nor for Rolleston, where the deferred area is subject to a designation.

## 4. Scale and Significance Evaluation

The level of detail undertaken for the evaluation of the Proposed District Plan provisions has been determined by an assessment of the scale and significance of the implementation of these provisions. The scale and significance assessment considers the environmental, economic, social and cultural effects of the provisions. In making this assessment regard has been had to the following:

	Low	Low-Moderate	Moderate	Moderate-High	High
Degree of change from the Operative Plan		✓			
Effects on matters of national importance (s6 RMA)	✓				
Scale of effects – geographically (local, district wide, regional, national)		✓			
Scale of effects on people (how many will be affected – single landowners, multiple landowners, neighbourhoods, the public generally, future generations?)		✓			

	Low	Low-Moderate	Moderate	Moderate-High	High
Scale of effects on those with particular interests, e.g. Tangata Whenua	✓				
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?	✓				
Likelihood of increased costs or restrictions on individuals, businesses or communities.	✓				

The level of detail of analysis in this report is low-moderate. The residential development that is facilitated by the lifting of the deferred status from the identified areas will impact the surrounding areas, but is limited to the Leeston and Darfield townships, and has ultimately been anticipated by the underlying zoning. As the identified infrastructure issues that currently preclude the development have or will be addressed, the key change from the operative Plan is the introduction of ODPs.

Removing the deferred zone in Dunsandel will not result in any changes to the provisions that currently apply to the site. In Rolleston, the lifting of the deferred status will result in an underlying zoning that is consistent with the surrounding land. However, as the site is designated, there is limited practical effect as the site will continue to be managed for the purpose it has been designated.

## 5. Evaluation of Proposed Objectives, Policies, Rules and Methods

### 5.1 Introduction

Section 32(1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

The proposed provisions relevant to lifting or removing the deferred status of residential zoned land have been assessed in accordance with the following issues:

1. There are large areas of land in both Darfield and Leeston that cannot be developed due to their deferred status, limiting the ability to develop the land for the purposes for which it was zoned.
2. There is a need to ensure that development of the deferred areas is coordinated, integrated into the townships and addresses any reverse sensitivity issues.
3. There are deferred areas of land in Dunsandel and Rolleston where residential development is either no longer appropriate or is not necessary and a deferred zoning does not appropriately reflect this.

Provisions have been bundled where they are expected to work together to achieve the objective(s). For efficiency, this evaluation focuses on the approach and the policies and rules which implement that approach as a package, rather than a detailed analysis of every provision.

## 5.2 Strategic Objectives

The objectives from the Strategic Objectives chapter of the Proposed District Plan that are most relevant to this topic are:

### Sensational Selwyn

- SD-DI-O1 Selwyn is an attractive and pleasant place to live, work, and visit, where development:
1. takes into account the character of individual communities;
  2. is well-connected, safe, accessible and resilient; and
  3. enhances environmental, economic, cultural and social outcomes for the benefit of the entire district.

### District Well-being and Prosperity

- SD-DI-O2 Selwyn's prosperous economy is supported through the efficient use of land, resources and infrastructure, while ensuring existing activities are protected from incompatible activities.

### Integration and Land Use, Ecosystems and Water - Ki Uta Ki Tai

- SD-DI-O3 Land and water resources are managed through an integrated approach, which recognises both the importance of ki uta ki tai to Ngāi Tahu and the inter-relationship between ecosystems and natural processes.

### Compact and Sustainable Township Network

- SD-UDF-O1 Urban growth is located only in or around existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network, while responding to the community's needs, natural landforms, cultural values, and physical features.

### Urban Growth and Development

- SD-UDF-O2 There is sufficient feasible development capacity to meet anticipated demands for housing and business activities.

### Integration of Land Use and Infrastructure

- SD-UDF-O3 Urban growth and development:

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.

### 5.3 Quantification of benefits and costs

Section 32(2)(b) requires that, if practicable, the benefits and costs of a proposal are quantified.

Given the assessment of the scale and significance of the proposed changes in Section 4 above, it is considered that quantifying costs and benefits would add significant time and cost to the s32 evaluation processes, therefore exact quantification of the benefits and costs in this report was not considered necessary, beneficial or practicable. Rather, this report identifies where there may be additional cost(s).

### 5.4 Provisions relating to the uplifting of deferred residential zones in Darfield, Leeston and Rolleston and removal of deferred residential zoning in Dunsandel

Provisions (Policy, Rule, Method) Most Appropriate Way to Achieve the Objectives	
Relevant objective(s):	
<b>SD-DI-O1</b>	Sensational Selwyn
<b>SD-DI-O2</b>	District Well-being and Prosperity
<b>SD-DI-O3</b>	Integration and Land Use, Ecosystems and Water - Ki Uta Ki Tai
<b>SD-UDF-O1</b>	Compact and Sustainable Township Network
<b>SD-UDF-O2</b>	Urban Growth and Development
<b>SD-UDF-O3</b>	Integration of land use and infrastructure
<b>UG-O1</b>	Urban growth is provided for in a strategic manner that: <ol style="list-style-type: none"> <li>1. Achieve attractive, pleasant, high quality and resilient urban environments;</li> <li>2. Maintains and enhances the amenity values and character anticipated within each residential, kainga nohoanga, or business area;</li> <li>3. Recognise and protect identified Heritage Sites, Heritage Settings and Notable Trees;</li> <li>4. Protects the health and well-being of water bodies, freshwater ecosystems, and receiving environments;</li> <li>5. Provide for the intensification and redevelopment of existing urban sites;</li> <li>6. Integrate with existing residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas;</li> <li>7. Is coordinated with available infrastructure and utilities, including land transport infrastructure; and</li> <li>8. Enables people and communities, now and future, to provide for their wellbeing, and their health and safety.</li> </ol>
<b>UG-O2</b>	Townships maintain a consolidated and compact urban form to support:

1. Accessible, sustainable and resilient residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas;
2. The role and function of each urban area within the district's Township Network and the economic and social prosperity of the district's commercial centres; and
3. The efficient servicing of townships and integration with existing and planned infrastructure.

**RESZ-01** Safe, convenient, pleasant and healthy living environments that meet the needs and preferences of the community.

**LLRZ-01** The Large Lot Residential Zone provides for residential activity on large sites, in a manner compatible with the retention of an open and spacious peri-urban character at the rural interface.

**LRZ-01** The Low Density Residential Zone provides for residential activity and is characterised by low density and spacious housing typologies consistent with a suburban character.

**SUB-01** Subdivision design and layout maintains or enhances the amenity values of the zone.

**SUB-02** Every site created by subdivision has the characteristics, infrastructure and facilities appropriate for the intended use of the land.

**NOISE-01** The health and wellbeing of people and communities and their amenity values are protected from significant levels of noise.

Summary of the proposed provisions that give effect to the objective(s) relevant to this topic:

1. Identification on the Planning Maps of: the relevant residential zoning (LRZ or LLRZ) for each area in Darfield, Leeston and Rolleston; and the General Rural zone within Dunsandel.
2. Development areas and ODPs that will guide the form of development in each area in Darfield and Leeston.<sup>2</sup>
3. Rules that manage the potential for reverse sensitivity effects to arise by requiring setbacks and acoustic treatment for noise sensitive activities in proximity to established noise-generating activities in Darfield and Leeston.

**Appendix 1** sets out the linkages between the provisions assessed in this report and the wider plan.

Efficiency and Effectiveness	
Benefits	Costs
Environmental: <ul style="list-style-type: none"> <li>• The ODPs for areas in Darfield and Leeston will ensure that development of these areas is undertaken in an integrated manner.</li> <li>• Potential reverse sensitivity effects in Darfield and Leeston will be avoided or otherwise appropriately mitigated.</li> </ul>	Environmental: <ul style="list-style-type: none"> <li>• The development facilitated in Darfield and Leeston by the provisions will result in a loss of the rural character and amenity that is associated with the current rural land use of these areas. However, this change is anticipated by the residential zoning that is deferred until such time as constraints are</li> </ul>

<sup>2</sup> Except for the deferred zone at Landsborough Drive and Whitcombe Place, Darfield as this is already developed.

<ul style="list-style-type: none"> <li>The development in Darfield and Leeston facilitated by the provisions will help achieve a compact urban form, thereby minimising the loss of productive soils.</li> </ul>	<p>appropriately addressed, and can be appropriately managed through the zone and district-wide rules.</p> <ul style="list-style-type: none"> <li>In Dunsandel, the urban area will remain separated into two areas. However, removing the deferred zoning does not change the current situation in this regard.</li> </ul>
<p>Economic:</p> <ul style="list-style-type: none"> <li>The provisions for Darfield and Leeston will provide for development of the ODP areas which will result in economic benefits associated with subdivision and development, such as additional employment opportunities during construction.</li> </ul>	<p>Economic:</p> <ul style="list-style-type: none"> <li>The imposition of setbacks in Darfield and Leeston will restrict development in some areas. However, overall development opportunities will be increased.</li> </ul>
<p>Social:</p> <ul style="list-style-type: none"> <li>There will be flow-on social benefits associated with the economic benefits of development in Darfield and Leeston. In addition, development of these areas is likely to provide social benefits to the wider community, for example, the opportunity to use open spaces or connections.</li> </ul>	<p>Social:</p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p>Cultural:</p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>	<p>Cultural:</p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<p><b>Summary of Efficiency Assessment</b></p>	
<p>Overall, the benefits associated with the proposed provisions outweigh the costs. In particular, while there are some economic costs associated with restrictions or requirements in Darfield and Leeston, there are overall more development opportunities than currently exist, and the costs from restrictions and requirements are considered to be outweighed by the benefits from their application.</p> <p>In Dunsandel and Rolleston, there will be no changes to the regime that currently applies, therefore there is no practical change to the efficiency of the provisions.</p>	
<p><b>Effectiveness Assessment</b></p>	
<p>The proposed provisions are considered to be the most effective means of achieving the following objective(s) as together they will:</p> <ul style="list-style-type: none"> <li>Ensure the future subdivision design and layout maintain the amenity values of the zone in which it is located (SUB-O1) and that new sites have the characteristics, infrastructure and facilities appropriate for the intended residential use of the land (SUB-O2).</li> <li>Contribute towards the provision of convenient, safe, pleasant and healthy living environments that meet the needs and preferences of the community (RESZ-O1).</li> </ul>	

- Appropriately protect the health and wellbeing of people and the amenity values of the community from significant levels of noise (NOISE-O1).
- Integrate and connect residential land use and subdivision development with the land transport infrastructure (TRAN-O1).
- Assist in achieving the relevant Strategic Directions by: ensuring that these areas are attractive and pleasant places to live in and visit, are well-connected and accessible, and take into account the character particular to these areas (SD-DI-O1); ensuring that existing activities in proximity to the areas are protected, by addressing potential reverse sensitivity effects (SD-DI-O2); providing for development within the Darfield and Leeston townships which has a compact and sustainable form and aligns with their role in the Township Network (SD-UDF-O1); and which is well-integrated with infrastructure provision (SD-UDF-O3); and assists in ensuring that there is sufficient feasible development capacity to meet anticipated demands for housing, by removing an existing impediment to development of these areas (SD-UDF-O2).
- Give effect to the direction in Chapter 5 of the CRPS by providing for urban development in locations that supports urban consolidation, which maintains the anticipated character and identity of these residential areas that avoids or mitigates reverse sensitivity effects, that integrates with the transport network and that is able to be appropriately and efficiently serviced.
- Helps implement the aspirations of the community that are reflected in Selwyn 2031 District Development Strategy and the Malvern and Ellesmere Area Plans. In particular the provisions for Darfield and Leeston align with promoting consolidation within existing townships and maintaining clear urban/rural interfaces, with ODPs based on good urban design principles.
- For Dunsandel, removing the deferred residential zone aligns with the Ellesmere Area Plan which indicates that no additional land area is necessary for predicted growth.

**Options less or not as appropriate to achieve the objective(s)**

<b>Option 1: Status Quo</b>	<b>Appropriateness</b>
<ul style="list-style-type: none"> <li>• The current SDP approach does not allow for development of these areas in accordance with their underlying zoning. While this is ultimately anticipated subject to the identified infrastructure matters being resolved, and matters of co-ordination and integration being addressed through an ODP, there is no process to facilitate this through the current provisions, except by way of a plan change.</li> </ul>	<ul style="list-style-type: none"> <li>• Continuing to apply rural zone provisions to the identified areas of land in Darfield and Leeston will not assist in achieving the Proposed Plan’s objectives relating to providing for growth which has a compact and sustainable urban form. Given the deferred residential zoning, it also does not contribute to the achievement of outcomes sought within residential areas where all identified constraints have been, or are to be resolved.</li> <li>• Continuing to require a plan change process to be undertaken to allow for development of areas in Darfield and Leeston that have already ultimately been determined to be suitable for residential development is an inefficient way to achieve the objectives of the Plan.</li> <li>• For Dunsandel, continuing to provide for the deferred residential zoning does not assist in</li> </ul>

	<p>achieving the Proposed Plan’s objectives relating to providing for growth as it has been found that additional development capacity in this area is not required. Additionally, there has not been further investigation of the necessary infrastructure required to support this development.</p> <ul style="list-style-type: none"> <li>• For Rolleston, continuing the deferred zoning is not appropriate as the site is designated to ensure there is a recreational facility to support the wider community. Retaining an underlying rural zone is not consistent with the surrounding area.</li> </ul>
<p><b>Option 2: Remove the deferred zoning in Dunsandel and rezone to a Residential Zone.</b></p> <ul style="list-style-type: none"> <li>• This option would involve removing the deferred status, and applying a Residential Zone to the area.</li> </ul>	<p><b>Appropriateness</b></p> <ul style="list-style-type: none"> <li>• No substantive technical assessments were undertaken to support the current deferred zoning and no further investigations have been carried out. A greater level of information would be required to identify a suitable density for the area and this would be at the cost of the Council.</li> <li>• Additionally, the Council would take on costs associated with the development/upgrade of servicing infrastructure. Currently there is no indication there is demand for this development to ensure Council could recoup infrastructure servicing costs.</li> </ul>
<p><b>Risk of acting or not acting</b></p>	
<p>The Council has sufficient information to understand the risks of acting in the manner proposed. In particular for the uplifting of deferred zones from Darfield and Leeston, a number of technical reports have been commissioned that consider the effects associated with lifting the deferred status of these areas of residential land and provide recommendations regarding the appropriate management of the development of the land for residential purposes. Given the deferred zoning, and the constraints that have resulted in the deferred status having been, or planned to be, addressed, or are otherwise proposed to be addressed through the proposed provisions, the risk of acting in the manner proposed is low.</p> <p>The Selwyn 2031 District Development Strategy and Ellesmere Area Plan provide the predictions for growth in Dunsandel and the absence of further technical investigations supports removing the deferred zoning at this time. For Rolleston, as the site is already designated, has been developed in accordance with its designated purpose and subject to the designation provisions of the RMA, the risks are minimal.</p>	

## 5.5 Summary of Proposed Rules

As identified earlier, the Council commissioned various pieces of technical advice to assess the potential effects associated with the proposed lifting of the deferred status of various residential areas in Darfield and Leeston. These reports included a number of recommendations regarding how the development should be undertaken. All the recommendations have been considered in the drafting of any of the proposed site-specific rules and the ODPs for each development area.

### ***Provisions***

The provisions of the underlying residential zones will be applicable to those residential areas in Darfield and Leeston where it is proposed to lift the existing deferred status. These are considered in the Residential s32 report.

Specific provisions are included in the Noise chapter to protect the established Darfield Gun Club from reverse sensitivity effects by managing noise sensitive activities in the vicinity. The proposed requirements seek to ensure that noise sensitive activities are avoided or insulated in relation to the existing Darfield Gun Club.

### ***Development Areas and Outline Development Plans***

The proposed provisions include development areas and the use of ODP to guide the general pattern of development over an area and provide a degree of certainty for all parties in the establishment of residential activities in those areas in Darfield and Leeston where it is proposed to uplift the deferred status. Development areas provide a reliable mechanism for integrating future and anticipated urban development with infrastructure requirements, and a design rationale for the key structuring elements including the roading network and access to open space for the area.

The technical reports included a number of recommendations for matters to be identified spatially within the proposed ODPs, including the location of primary roads and roading connections, and open spaces. Recommendations that relate to matters best considered at the time a specific subdivision is proposed have been identified as matters for consideration within the ODP text. This includes potential retention and development and integration of existing water races, as appropriate.

Where recommendations in the various different technical reports differed, both were carefully considered and the more appropriate recommendation included. For example, recommendations on acoustic fencing necessary to avoid potential reverse sensitivity effects has been preferred over recommendations on fencing relating to landscape effects, and the recommendations on access and connections recommended in the transport assessment have been preferred over conflicting recommendations that relate to urban design or landscape preferences.

Where the technical reports have made recommendations that are covered by provisions within other chapters of the Proposed District Plan, the recommendation has been noted, but no additional reference to these matters has been included in the ODP as this would result in unnecessary duplication. This includes potential retention of existing vegetation, which is better considered when a specific subdivision application is made.

Transport-related upgrades that have been recommended have been noted but have not been included in the ODPs as they relate to the Council's engineering standards and required levels of service and will be applied as appropriate at the time of subdivision.

**Appendix 2** sets out the various ODPs that are to be included in the Proposed District Plan.

## 6. Conclusion

This evaluation has been undertaken in accordance with Section 32 of the Act in order to identify the need, benefits and costs arising from the District Plan Review relating to the lifting or removal of the deferred status of various areas of residential land within the Darfield, Leeston, Dunsandel and Rolleston townships and the provisions relating to this, and the appropriateness of the current and proposed methods and rules having regard to their effectiveness and efficiency relative to other means in achieving the purpose of the Act.

The proposed approach, which includes uplifting of the deferred status, as well as the inclusion of ODPs and site-specific provisions for these residential areas, takes into account specific technical assessments and is overall considered to be the most appropriate way to achieve the relevant objectives of the proposed District Plan.

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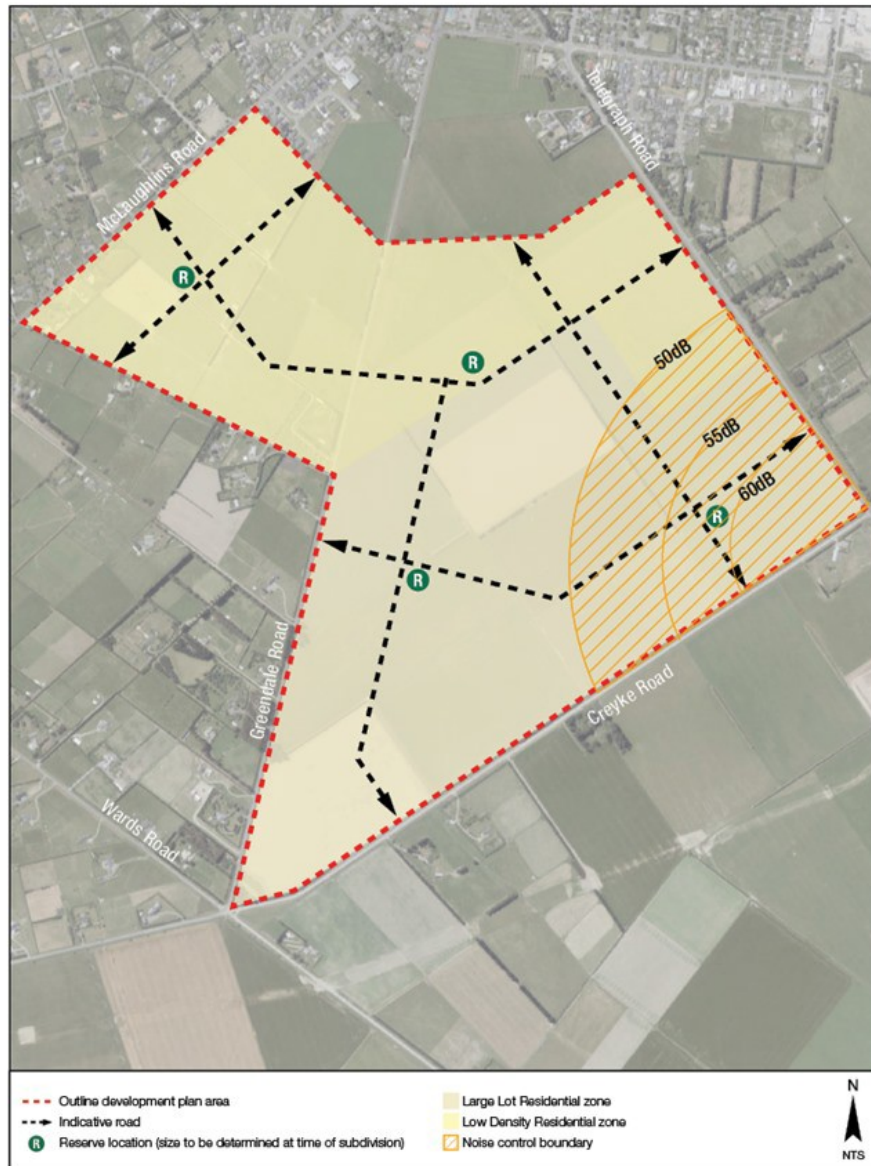
## Appendix 1: Provision Cascade

Issue	Strategic Objective	Objectives	Policies	Rules	Assessment Criteria	Planning Maps
1. There are large areas of land in both Darfield and Leeston that cannot be developed due to their deferred status, limiting the ability to develop the land for the purposes for which it was zoned.	SD-DI-01 SD-DI-02 SD-DI-03 SD-UDF-01 SD-UDF-02 SD-UDF-03	LLRZ-01 LRZ-01 SUB-01				Large Lot Residential Zone  Low Density Residential Zone
2. There is a need to ensure that development of the deferred areas is coordinated, integrated into the townships and addresses any reverse sensitivity issues.	SD-DI-01 SD-DI-02 SD-DI-03 SD-UDF-01 SD-UDF-03	RESZ-01 LLRZ-01 LRZ-01 SUB-02 TRAN-01 NOISE-01	NOISE-P6	NOISE-R8  Site specific fencing rule in LLRZ-R6  Site specific setbacks identified in LLRZ-REQ5		Development areas and Outline Development Plans
3. There are deferred areas of land in Dunsandel and Rolleston where residential development is either no longer appropriate or is not necessary and a deferred zoning does not appropriately reflect this	SD-DI-02 SD-UDF-02	GRUZ-01				General Rural Zone (Dunsandel)  General Residential Zone (Rolleston)

## Appendix 2: Outline Development Plans

# DEV-DA4 - Darfield 4 Development Area

Darfield 4 Development Area



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## Context

This area comprises approximately 190 ha of land located to the south of the Darfield township. It spans from McLaughlins Road in the west to Telegraph Road in the east with Greendale Road running approximately north/south through middle of the area. The development area borders Creyke Road at its southern boundary, beyond which is rural land. The Darfield Gun Club is located on the corner of Creyke Road and Telegraph Road, adjacent to the development area. The surrounding land to the north,

east and west is zoned and/or developed for residential purposes of varying densities. The development area has expansive views to the Southern Alps which provide a backdrop.

### **Land Use**

The development area comprises of two underlying zonings, being the Low Density Residential Zone and the Large Lot Residential Zone, but the area should be developed in an integrated and coordinated manner. A transition in density shall be provided at the interface between the Low Density Residential and Large Lot Residential zones, particularly where a road is not located at the interface.

Larger sites, closer to 1ha in size are to be located along the Creyke Road frontage, aligning with the existing density of development on Creyke Road on the opposite side of Telegraph Road.

Additional restrictions or requirements apply to noise sensitive activities and outdoor living areas located within the Darfield Gun Club Noise Control Overlay in order to avoid the potential for reverse sensitivity effects to arise from locating noise sensitive activities near the established Gun Club.

### **Access and Transport**

A primary road shall run through the area, from McLaughlins Road to Telegraph Road, with a roundabout installed where this road crosses Greendale Road. A second primary road shall run from Greendale Road to Telegraph Road. The point of connection to Telegraph Road shall be located between the intersecting roads on the western side of Telegraph Road.

Appropriate connections shall be provided to the adjacent residential zoned land to the north, south-west and within the development area.

All proposed intersections along Telegraph Road, including those in other development areas, should be considered together.

### **Open Space, Recreation and Community Facilities**

Open spaces are to be provided at the interior of the area and at the intersection of primary and secondary routes to ensure they are accessible and provide a community focal point within walking distance from most residential sites.

Open space is to be located near the corner of Telegraph and Creyke Roads to make use of land that is not suitable for residential activities given the proximity to the Darfield Gun Club.

A 5m planting strip is to be provided along the Creyke Road frontage, comprising large trees that are grouped, interspersed and predominantly deciduous so as to create a rural parkland feel, consistent with that anticipated along the Creyke Road frontage to the west of this development area.

The design and layout of development is to be integrated with existing water races, if appropriate, and with pedestrian and cycleway access and open space.

The shape and size of open spaces should take into account the nature of the block structure, access arrangements, desired character and interface with surrounding residential development.

## Servicing

The underlying soils are relatively free-draining, and generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the road and reserve networks where practicable. The public stormwater system will only be required to manage runoff generated from within the road reserve.

The provision of infrastructure to service the area shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.

On-site effluent and treatment and disposal systems will be required, in accordance with Environment Canterbury requirements.

# DEV-DA5 - Darfield 5 Development Area

Darfield 5 Development Area



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## Context

This area is located east of the Darfield township, along West Coast Road (SH73) in proximity to the main eastern entry point to the Darfield township. The area is bound by the West Coast Road to the north, open rural farmland to the east and a General Industrial Zone to the west. The adjoining land to the south is zoned Large Lot Residential and is subject to a separate development area. Further to the north, the railway line runs parallel with West Coast Road, with mature trees located between the two and residential zoned land beyond that.

## Land Use

A 2m high acoustic fence is to be erected along the boundary with the General Industrial Zone, with a surface mass of at least 10 kg/m<sup>2</sup> (e.g. 25 mm treated timber, concrete tilt slab or block), constructed without gaps. A 40m setback is also required from the General Industrial Zone for any noise sensitive activities.

Noise sensitive activities are also subject to requirements in relation to noise from the State Highway.

It may be appropriate to maintain a buffer from or maintenance easement for the existing water race located along the southern boundary of the site.

## Access and Transport

There shall be a single intersection onto State Highway 73 from the area. It is desirable that a pedestrian connection through to Cardale Street be provided, if possible.

## Servicing

The underlying soils are relatively free-draining, and generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the road and reserve networks where practicable. The public stormwater system will only be required to manage runoff generated from within the road reserve.

The provision of infrastructure to service the area shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.

On-site effluent and treatment and disposal systems will be required, as well as on-site disposal of stormwater.

# DEV-DA6 - Darfield 6 Development Area

Darfield 6 Development Area



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## Context

This area is comprised of two non-contiguous areas located on the north-western side of the Darfield township, with frontage to West Coast Road (State Highway 73), Cridges Road or Bangor Road. The adjoining land is all residentially zoned, except along the area's eastern boundary which adjoins the General Industrial Zone. The land adjoining along the northwest boundary is also subject to a separate development area.

## Land Use

Any noise sensitive activities shall be setback 60m from the General Industrial Zone and are also subject to any setback requirements in relation to noise from the State Highway. Larger lots up to 2 ha shall be provided along the State Highway 73 frontage.

A 3m high earth mound topped with a 2m high acoustic fence is to be constructed parallel to the entire length of the General Industrial Zone boundary, and as close to as is practicable to that boundary. The acoustic fence is to have a surface mass of at least 10 kg/m<sup>2</sup> (e.g. 25 mm treated timber, concrete tilt slab or block), constructed without gaps. The earth mound is to be planted with trees capable of growing to at least 8m in height, with one tree for every 10m of fence, spaced at not less than 5m and no greater than 15m spacings.

## Access and Transport

A primary connection shall run from State Highway 73 and connect to the development area to the northwest. A secondary connection shall run through the area to Cridges Road.

Roading is to integrate with the ODP, or any approved subdivision plan, for the adjoining development area.

## Open Space, Recreation and Community Facilities

The water race near the northern boundary of the area should be incorporated into and integrated with development of the site to the north of this development area.

## Servicing

The underlying soils are relatively free-draining, and generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined

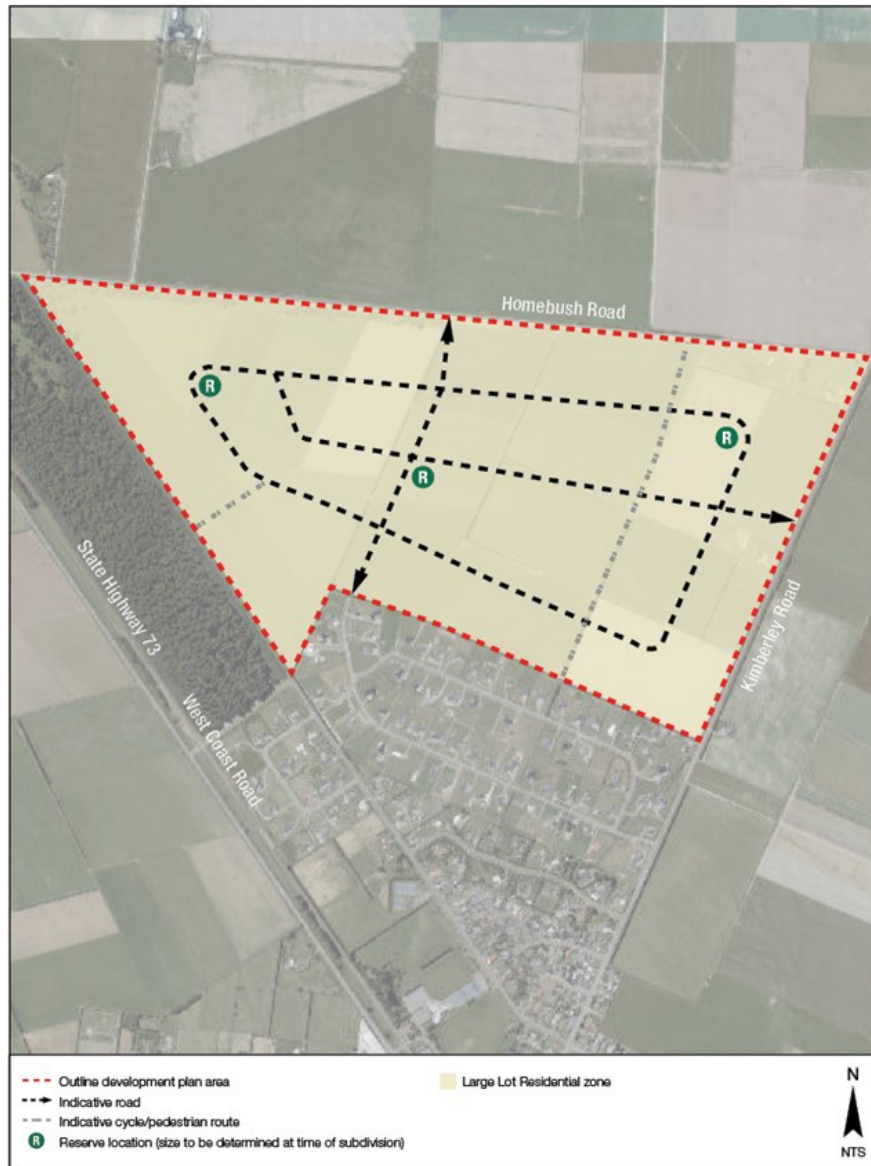
by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the road and reserve networks where practicable. The public stormwater system will only be required to manage runoff generated from within the road reserve.

The provision of infrastructure to service the area shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.

On-site effluent and treatment and disposal systems will be required, in accordance with Environment Canterbury requirements.

# DEV-DA7 - Darfield 7 Development Area

Darfield 7 Development Area



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## Context

This area is located at the northern edge of the Darfield township, fronting Homebush Road to the north and Kimberley Road to the east. The land beyond these roads is zoned General Rural. It is bound to the west by McHugh's Forest Park. The area's southern boundary adjoins existing Large Lot Residential development.

## Land Use

Development, including open spaces and roads, should provide, where possible, viewshafts to the Torlesse mountain range.

A 25m wide amenity buffer strip is to be provided along the Homebush Road frontage. Consideration is to be given to retaining existing amenity trees and the water race along the Homebush Road frontage and integrating this with the amenity buffer strip.

Larger lots shall be provided along the northern boundary, adjacent the General Rural zone.

## Access and Transport

A primary road shall be provided, connecting to Kimberley Road. Secondary connections shall be provided to Homebush Road, to allow for more direct routes to and from the north, and to Landsborough Drive, to provide local connectivity. This connection shall be designed in a way to discourage its use by the majority of development within this area.

Pedestrian and cycle connections shall be provided through to McHugh's Forest Park to connect with existing trails within the Park.

## Open Space, Recreation and Community Facilities

Open spaces shall be provided at the interior of the area and at the intersection of primary and secondary routes to ensure they are accessible and provide a community focal point within walking distance from most residential sites.

Exact shape and size of open spaces should take into account the nature of the block structure, access arrangements, desired character and interface with surrounding residential development.

## Servicing

The underlying soils are relatively free-draining, and generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined

by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the road and reserve networks where practicable. The public stormwater system will only be required to manage runoff generated from within the road reserve.

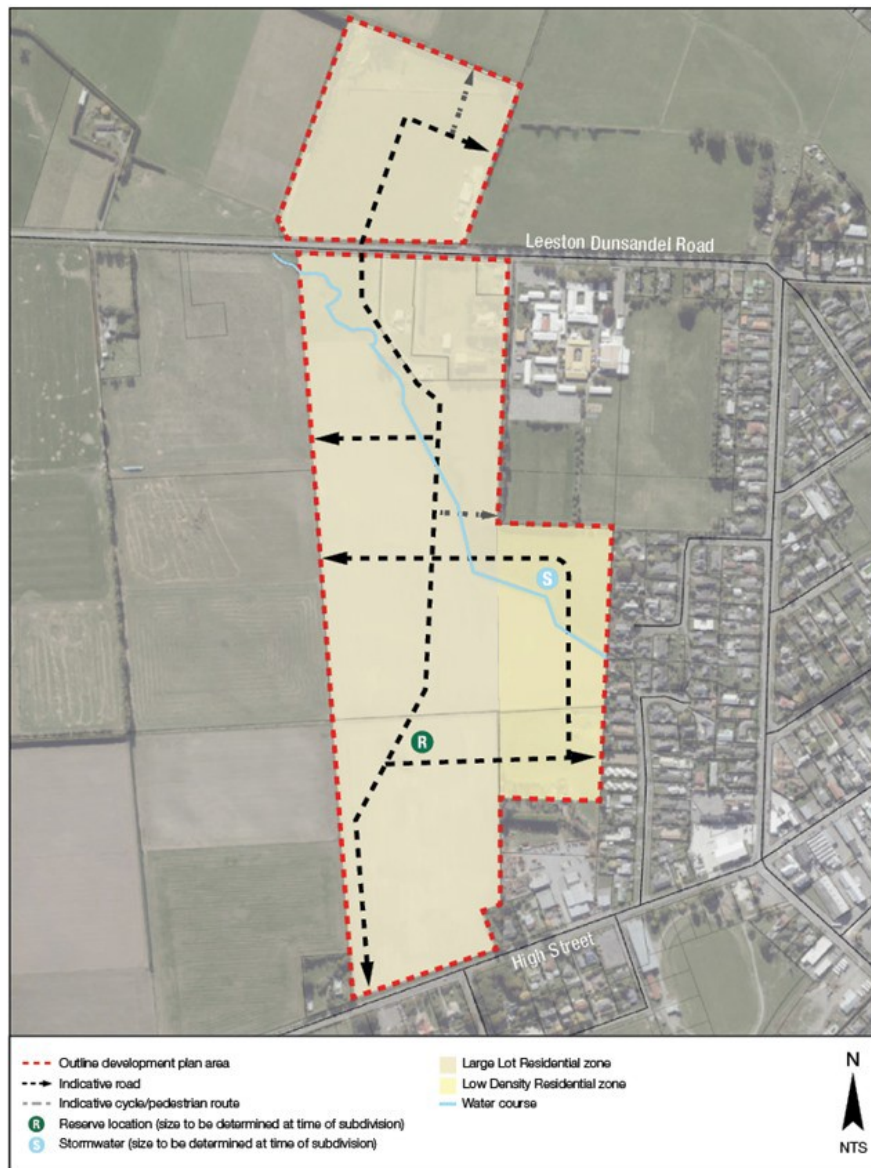
The provision of infrastructure to service the area shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.

On-site effluent and treatment and disposal systems will be required, in accordance with Environment Canterbury requirements.



# DEV-LE1 - Leeston 1 Development Area

Leeston 1 Development Area



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## Context

This area is located on the western edge of the Leeston township. It is bordered by High Street to the south and expands up to and beyond Leeston Dunsandel Road to the north. It adjoins rural open pasture to the west, and to the east, is bordered by Ellesmere College and residential development. A waterway runs northwest/ southeast through the area and is a defining feature.

## Land Use

The design and layout of development shall be integrated with the form of the waterbody within the area. Opportunities to provide viewshafts to the Catholic Church on High Street, which a key feature in the wider townscape, from within the site, shall be considered.

## Access and Transport

A primary road shall be provided, running from High Street through to Leeston Dunsandel Road. A further road shall loop from the primary road, through the Low Density Residential zoned area.

It is desirable that a local road or pedestrian and cyclist connection be provided through Spring Place. Provision for future connections through to land to the west shall also be made.

Pedestrian connections shall also be provided to the stormwater reserve to the north and to Ellesmere College. This connection shall be established in conjunction with the school.

## Open Space, Recreation, and Community Facilities

A green corridor and associated informal open spaces shall be centered around the waterbody.

## Servicing

The underlying soils are relatively free-draining, and generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment, and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the road and reserve networks where practicable. The public stormwater system will only be required to manage runoff generated from within the road reserve.

The provision of infrastructure to service the area shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.