

Canterbury

District Health Board

Te Poari Hauora o Waitaha

Malvern/Ellesmere Area Plans

May 2016

To: Selwyn District Council

Submitter: Canterbury District Health Board

Attn: Jane Murray
Community and Public Health
C/- Canterbury District Health Board
PO Box 1475
Christchurch 8140

Details of submitter

1. Canterbury District Health Board (CDHB).
2. The submitter is responsible for promoting the reduction of adverse environmental effects on the health of people and communities and to improve, promote and protect their health pursuant to the New Zealand Public Health and Disability Act 2000 and the Health Act 1956. These statutory obligations are the responsibility of the Ministry of Health and, in the Canterbury District, are carried out under contract by Community and Public Health under Crown funding agreements on behalf of the Canterbury District Health Board.
3. The Ministry of Health requires the submitter to reduce potential health risks by such means as submissions to ensure the public health significance of potential adverse effects are adequately considered during policy development.

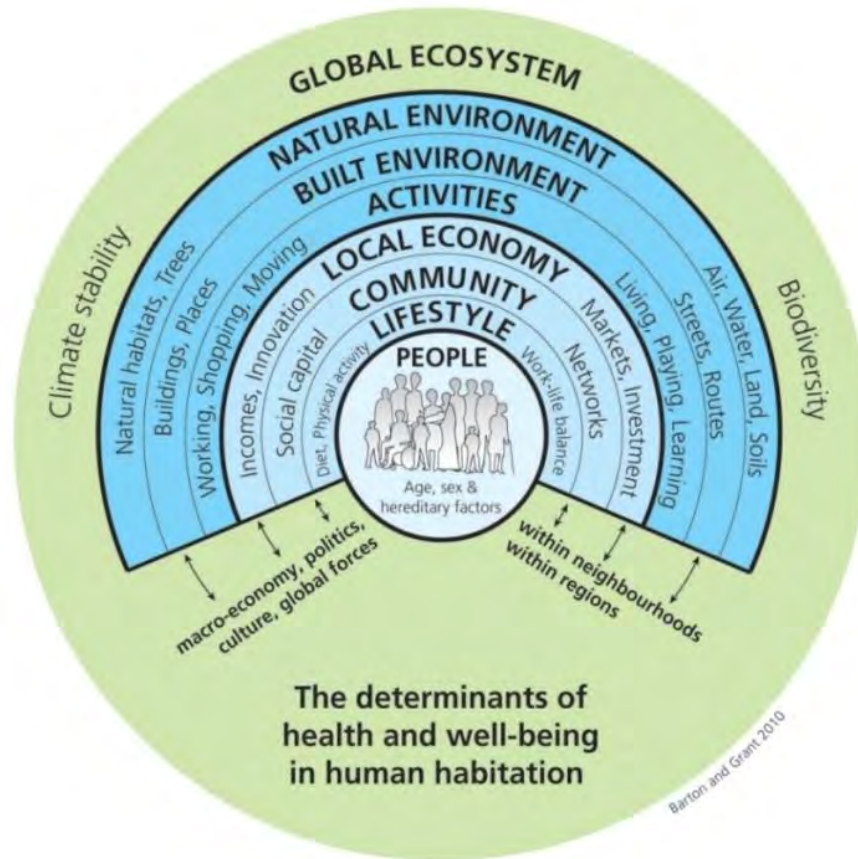
Details of submission

4. We welcome the opportunity to comment on the Malvern/Ellesmere Area Plans. .
The future health of our populations is not just reliant on hospitals, but on a responsive environment where all sectors work collaboratively.
5. While health care services are an important determinant of health, health is also influenced by a wide range of factors beyond the health sector. Health care services manage disease and trauma and are an important determinant of health outcomes. However health creation and wellbeing (overall quality of life) is influenced by a wide range of factors beyond the health sector.
6. These influences can be described as the conditions in which people are born, grow, live, work and age, and are impacted by environmental, social and behavioural factors. They are often referred to as the 'social determinants of health'¹. The diagram² below shows how the various influences on health are complex and interlinked.
7. The most effective way to maximise people's wellbeing is to take these factors into account as early as possible during decision making and strategy development.

¹ Public Health Advisory Committee. 2004. *The Health of People and Communities. A Way Forward: Public Policy and the Economic Determinants of Health*. Public Health Advisory Committee: Wellington.

² Barton, H and Grant, M. (2006) A health map for the local human habitat. *The Journal of the Royal Society for the Promotion of Health* 126 (6), pp 252-253.
<http://www.bne.uwe.ac.uk/who/healthmap/default.asp>

Initiatives to improve health outcomes and overall quality of life must involve organisations and groups beyond the health sector, such as local government if they are to have a reasonable impact³.



³ McGinnis JM, Williams-Russo P, Knickman JR. 2002. The case for more active policy attention to health promotion. *Health Affairs*, 21(2): 78 - 93.

8. We welcome the opportunity to provide feedback to inform the Malvern/Ellesmere Area Plans. The future health of our populations is not just reliant on hospitals, but on a responsive environment where all sectors work collaboratively.
9. Thank you for the opportunity to provide feedback

Person making the submission

A handwritten signature in black ink that reads "A. R. G. Humphrey". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Dr. Alistair Humphrey FAFPHM FRACGP

Public Health Physician, Canterbury District Health Board

1st June 2016

Contact details

Jane Murray
For and on behalf of
Community and Public Health
C/- Canterbury District Health Board
PO Box 1475
Christchurch 8140

P +64 3 364 1777

F +64 3 379 6488

jane.murray@cdhb.health.nz

Five waters

The CDHB notes that the Selwyn District Council's 30 Year Infrastructure Strategy (Figure 6.2) shows there is little proportional spending proposed for water supply and sewerage schemes in comparison to roads and community facilities. Drinking water is of great importance to the health and wellbeing of communities. There are a number of townships within the Selwyn District that are not currently compliant with the Drinking Water Standards (DWS). It is noted that all water supplies have a current water safety plan with timelines in place to upgrade water supplies to meet the Drinking Water Standards. Statements regarding compliance with the Health Act, DWS, or water being managed through water safety plans, should be included for all supplies.

Overall households in the small townships in the Selwyn district, particularly in the Malvern area, have on site septic tanks for their waste water system. To date, these have provided households with a suitable means to dispose of their waste. As townships grow in size, and intensification of residential sections occurs, there is the need to reconsider whether this is the appropriate means to dispose of waste. Comments in the area plans include those from ECAN as follows: "*higher density housing typologies cannot reasonably be serviced by on-site systems*".

ECAN have also stated that the absence of a reticulated sewer network and current reliance on individual properties to treat and discharge wastewater on-site presents a potential public health risk and a risk to groundwater quality. CDHB agrees that this presents a potential risk.

Provision of reticulated wastewater systems is required to allow for managed growth and to facilitate high density living. The capacity of an existing waste water system, e.g. Leeston, needs to be considered in relation to any community growth for those communities using the system.

It is positive to note the Darfield and Kirwee Wastewater working party will be consulting with the community on the issue of reticulated sewerage systems. It is noted on site waste water disposal cannot be sustained should higher density housing typologies be considered.

Any growth for communities which would see human waste discharged within a drinking water protection zone will not be supported by CDHB. Drinking water suppliers have a statutory obligation under the Health Act 1956, to take "*reasonable steps to contribute to protection of source of drinking water*".

It is recommended suitable and adequate water supplies be guaranteed, and safe waste water disposal achieved prior to higher density housing being considered for any of these communities.

The CDHB recommends that drinking water supplies and waste water disposal systems are prioritised for the Selwyn District Council in accordance with maintaining or improving public health as requirement by Section 101B of the Local Government Act 2002.

Accessibility

The CDHB encourages the Council to consider accessibility and universal design when it is constructing community facilities and infrastructure. It is important that the built environment be as accessible as possible to people of all ages and abilities. Consideration for universal design needs to be incorporated at all levels of local government planning to ensure that facilities and infrastructure are fit for purpose.

Health Care Facilities

The delivery of health care facilities has changed in recent years with more emphasis on ensuring that health services are delivered more efficiently in local neighbourhoods. Integrated Family Health Centres (IFHCs) are one way of delivering more cohesive healthcare. These are health care facilities where multiple services are located within one building. It will have general practice along with other health services such as physiotherapy, midwifery, blood services. IFHCs are more convenient and accessible for patients as they do not need to travel to several different locations. This is especially important with an aging population.

In the long term, health services may be further integrated within the Selwyn district and this may result in IFHCs. As such, the CDHB requests that the Selwyn District Council considers a consent pathway for IFHCs as part of its District Plan review. Christchurch City Council has provisions for IFHCs in its Replacement District Plan.

Refer to 14.2.2.3 Restricted Discretionary Activities RD14 for further details⁴.

Waste

The CDHB is pleased to see that our earlier recommendation of including potential options for green waste and recycling opportunities have been included in the Area Plans.

Growth management

The CDHB commends the Council on its consideration of the appropriateness of consolidated urban forms for specific towns. As recognised in the Plans, there are positive social outcomes for providing infill housing as it provides opportunities for elderly persons' housing, facilitates more affordable homes and provides smaller homes and sections that better meet the needs of the wider community. The CDHB acknowledges that there are constraints to providing more intensive housing due to natural hazards and

⁴ Christchurch Replacement District Plan:

<http://www.proposeddistrictplan.ccc.govt.nz/Pages/Plan/Book.aspx?ms=1&vid=10601%2c10602%2c10588%2c10590%2c10593%2c10592%2c10623%2c10624%2c10605%2c10591%2c10589%2c10627%2c10621&hid=27788&exhibit=ProposedDistrictPlan> Accessed 16 March 2016.

levels of infrastructure.

Ageing Population

The CDHB would like to reiterate the need to provide for housing for the elderly. More people wish to age in place, this allows people to remain wherever they currently reside as long as possible. There are many benefits of enabling people to age in place, including independence, positive mental health, comfort and familiarity. Ageing in place also reduces demand on the health services.

It is important the Council considers the following points for new housing:

- The availability of smaller section sizes, these would be more manageable for people to maintain
- The availability of smaller houses of one or two bedrooms which may be more manageable and cheaper to heat.
- Standards for Lifemark (or similar) and energy efficient houses could be adopted as part of the District Plan Review so new builds are warmer and drier therefore healthier for people.
- Opportunities in the zoning rules for granny flats for those wishing to have an extended family living situation. Older people living in one person homes may feel isolated and there is the potential for safety/health/welfare issues.
- Proximity and connections to community services and public transport options

Transport

The CDHB supports investment into Footpath Extension Forward Works and investment and implementation of Walking and Cycling Strategies for all towns. The CDHB has an interest in the provision of healthy environments, this includes people having the opportunity to cycle, walk and use public transport. Investment in active transport infrastructure will provide people with more transport choices, leading to less reliance on car travel.

Safer crossing points across key transport routes are important to ensure that fewer accidents occur. The CDHB supports corridor management plans that would mitigate town severance and supports the Council's ongoing work with Kiwi Rail to ensure that accidents at railway crossing points are reduced.

The CDHB recommends that the Council and Environment Canterbury continue to monitor demand for public transport to ensure that transport needs are met and people are able to access essential services. Integrated public transport and options for Park and Rides between towns should be considered so that people have access to alternative transport modes e.g. Kirwee and Darfield.

Darfield:	The CDHB is pleased to see the Council plans to liaise with public transport planners at Environment Canterbury to investigate ongoing opportunities to provide public transport into Rolleston and Christchurch.
Darfield:	The CDHB supports the Town Centre Study that would look closely at the provision of parking on the Main Street. It is important to ensure that accidents with large vehicles are minimized and pedestrians are able to use the Town Centre safely.
Kirwee:	The CDHB recommends that school parking is assessed to ensure that the risk of accidents are minimised.
Leeston:	The CDHB supports a pedestrian link to the hospital.
Rolleston:	The CDHB recommends that Council Consider a park-and-ride facility at a centralised location
Rail:	The CDHB recommends that Council investigate the potential for using the rail corridor for public transport in the medium to long term.
Local Facilities and Community Development <p>Community facilities such as halls, playgrounds and sports fields are important assets for people for both physical and mental wellbeing. The CDHB recommends that the Council considers whether existing community facilities meet needs and whether their current location gives people easy access to services needed for daily living.</p> <p>The CDHB recommends that any upgraded public toilet facilities comply with NZS4121 to ensure that they are fully accessible.</p>	
Arthurs Pass:	The CDHB supports mechanisms to generate funds for the community centre improvements.
Castle Hill:	The CDHB supports playground renewal, upgrading of the community centre and development of a new reserve areas with green linkages.
Coalgate:	The CDHB supports upgrading the sports facilities at the recreation reserve and redeveloping the reserve for passive recreation.
Darfield:	The CDHB supports investigation of accessibility of community facilities, upgrading swimming pool and neighbourhood playground.
Doyleston:	The CDHB support the development of the park and playing fields for recreational activities, and the upgrading of the playground.
Dunsandel:	The CDHB supports the extension of the playground, provision of a new sports and community centre.

Hororata:	The CDHB supports a review of community facilities with the local community, as well as the development of a walking track, and the upgrading of the playground.
Lake Coleridge:	The CDHB supports the upgrading of the playground.
Leeston:	The CDHB supports a feasibility study for a dedicated community centre for Leeston.
Rakaia Huts:	The CDHB supports the establishment of forums to investigate opportunities to enhance the local walkway network.
Sheffield:	The CDHB supports an upgrade of the swimming pool.
Southbridge:	The CDHB supports the extension of Southbridge park and the provision of new playground facilities.
Springfield:	The CDHB supports the walking and cycling track.

Think about families living in cars. How do we address this?

Thoughts re rules for housing:

1. Covenants are bad news for the poor.
 - Should allow simple homes on smaller sections
 - What's wrong with legalising garages and making them seriously liveable?
 - Allowing more cabin / sleep-out options for families
 - Allow re-location of homes – must be of a certain standard for sure. But don't ban them!
2. Rent-to-buy options – does that need to be legislated? Need more of them. People more likely to care for the property if they own it, than if just renting.
3. Compliance re multiple units on one title. Currently max 2. Why not 3?
4. Septic tank costs are a killer to development for the poor. \$20,000 just for fancy septic system!!! And issues when there are power cuts! Composting toilets?? Subsidised by Council???
- 5.

Virginia Askin

021 110 2486

v.askin@scorch.co.nz

I suggest Council needs to become a developer so they can control an area of land that becomes totally zoned for affordable housing.

Submission Form

Draft Ellesmere and Malvern Area Plans

160609005

SCANNED



Title*: _____ First Name: MARJ
 Last Name*: WHITE
 Address*: 73 NORTH TERRACE
 Postcode*: 7510 Town*: DARFIELD
 Contact Number*: 03 3188314 Email: robert.white@clear.net.nz

For Council use:

*Required fields

Are you making this submission for an organisation? ☐ Yes, name of organisation: _____ ☒ No

Do you wish to attend a hearing to present your submission in person? ☐ Yes ☒ No

Preferred date: Ellesmere Area Plan hearings will be held in Leeston on Tuesday 5 July ☐

Malvern Area Plan hearings will be held in Darfield on Friday 8 July ☐

Note: If you are submitting on both Area Plans, you may present at either location. Presentations on submissions should be kept to a maximum time of 15 minutes. We will contact you to confirm a time for your presentation.

Submissions must be returned by 12 noon, Monday 13 June 2016.

This submission can be returned to: Freepost 104 653, Area Plan Submissions, PO Box 90, Rolleston 7643

Submissions can also be emailed to: areaplans@selwyn.govt.nz or made online at www.selwyn.govt.nz/areaplans.

The Council invites your feedback on the proposals outlined in the Draft Area Plans.

1. Which area/s does your submission apply to: ☐ Ellesmere ☒ Malvern

Which township/s does your submission apply to:

☐ Ellesmere Area (all townships)

☐ Dunsandel

☐ Malvern Area (all townships)

☐ Castle Hill

☐ Hororata

☐ Sheffield/Waddington

☐ Leeston

☐ Rakaia Huts

☒ Darfield

☐ Coalgate

☐ Kirwee

☐ Springfield

☐ Doyleston

☐ Southbridge

☐ Arthur's Pass Village

☐ Glentunnel

☐ Lake Coleridge Village

☐ Whitecliffs

If your submission covers more than one township, please write the name of the relevant township at the start of each section.

2. What are your views on the proposed development options for townships outlined in the Draft Area Plan/s?

Local facilities and Community Development.

I submit, that the Selwyn District Council carry out a viability assessment of the Land and Buildings of the Historic Malvern County Council Chambers on Currie St Darfield, with the prospect of restoration, for a Malvern Museum, and Possible Land use for a 'Men's Shed'.





JUNE 2016 OLD MALVERN COUNTY COUNCIL CHAMBERS
CURRIE ST.



AMBULANCE SHED - NORTH TERRACE

RE THE OLD MALVERN COUNTY COUNCIL HEADQUARTERS

I have been pondering/wondering how on earth can the old building, a great HERITAGE BUILDING, whose walls could tell many stories, be SAVED from DEMOLITION.

Why are many people so quick to demolish all the hard ground work and History of places? - many do not know what it was like, to use a pick and shovel etc., all day, every day!

Some time ago, after reading of the future demolition of the said building, I spoke to our ex Mayor Michael McEverdy (who incidently is the Knight of the Order of St. John). re the saving of the Building,

On 6th June 2016 I have organised a Speaker for the Malvern Combined Probus Club, the Topic being: 'the setting up of the Oxford Townships Mens Shed'. - This I believe, would be a great asset to the Darfield Township and Area. Hopefully, this will provide much interest and enthusiasm.

Where?? At the old St. Johns Headquarters - ideal wouldn't you think?

THE AMBULANCE SHED — FOR THE WORKSHOP!

OLD MALVERN COUNTY COUNCIL (later Old St. Johns Headquarters)
- As the Long term PROJECT TO RESTORE.

Hopefully the SELWYN DISTRICT COUNCIL could PURCHASE THIS BUILDING AND LAND, BACK FOR THE OLD MALVERN COUNTY AREA, providing back to this side of the County a HERITAGE BUILDING worthy of Restoration, and returned, for the purpose of a MUSE TO DISPLAY AND HOUSE THE VALUABLE HISTORY OF THIS AREA.

PERFECT POSITION - with the DARFIELD FIRE BRIGADE'S MUSEUM AND RUSSELL WILLIAMS COLLECTION NEARBY.

We have many retired builders/electricians/painters/paperhangers

plumbers etc, and many excellent handymen of whom I am sure, would be more than happy to be involved with such a rewarding project, and to have a place where they could have a social time to share their tales of old times, with laughter and yarns. during daylight hours.

Women have many organisations and cafés which they go to socialise in, but, men, what is there for them during daylight hours?

Mary White
73 North Terrace
Darfield 7510

03 3188 314

RE THE HISTORIC MALVERN COUNTY COUNCIL CHAMBERS.

On re-reading through the article in the Selwyn Times on Tuesday, November 17, 2015 I see that, according to the report the Land on which the Historic Malvern County Council Offices stand does not belong to the St. Johns Ambulance Association but, to the Department of Conservation, and I understand the St. Johns have been paid out from the Insurance Company for the building.

Would I not be right then, that the St. Johns are not the owners, but, the Insurance Company, who will be deciding what happens to the buildings?

Quote: A Canterbury Earthquake Recovery Authority Spokeswoman said it had previously issued a Section 51 notice for the building, requiring a structural survey.

This was removed in September last year as CERA understood it was the owners intention to demolish the building.
Was this the Insurance Company or who?

Access to it is restricted because of its potentially unstable nature! How then, was anyone allowed in to remove all chattels?

The Reason engineers deemed this HISTORIC Building was said to be uneconomic to repair, and bring up to the code required, so that it could be publicly occupied; looks pretty solid from outside!

'Have a heart', what is there left in Darfield Township- the OLD MALVERN COUNTY with such HISTORY?

All barriers have been taken down from around the building except for the main barrier;- what is going to become of this important HISTORIC BUILDING? or, maybe something is already being done to preserve and strengthen it, I hope so, many Historical Buildings have been demolished too soon, while other private ones have given much thought and acted with compassion.

Yours sincerely,

Marj. White. *Marj. White*
73 North Terrace
Darfield 7510

Have your say

Draft Malvern Area Plan



The Council invites your feedback on the proposals outlined in this Draft Area Plan.

If you need extra space for your submission, use additional paper (and include your name on any additional sheets).

1. Which township/s does your submission apply to:

- | | |
|---|---|
| <input type="checkbox"/> Malvern Area (all townships) | <input type="checkbox"/> Hororata |
| <input checked="" type="checkbox"/> Darfield | <input type="checkbox"/> Kirwee |
| <input type="checkbox"/> Arthur's Pass Village | <input type="checkbox"/> Lake Coleridge Village |
| <input type="checkbox"/> Castle Hill | <input type="checkbox"/> Sheffield/Waddington |
| <input type="checkbox"/> Coalgate | <input type="checkbox"/> Springfield |
| <input type="checkbox"/> Glentunnel | <input type="checkbox"/> Whitecliffs |

If your submission covers more than one township, please write the name of the relevant township at the start of each section.

2. What are your views on the proposed development options for Malvern townships outlined in this Draft Area Plan?

I support future development options
Darfield area as it makes
practical sense to keep development
close to all ready residential
areas.

For Council use:

Title: *Mr First Name: Neale Last Name: *Todd
Address: *356 Tramway Rd
Postcode: *7571 Town: *Darfield
Contact Number: *0276237746
Email: *npjatodd@hotmail.com

*Required fields

Are you making this submission for an organisation? ☐ Yes ☒ No

If yes, please state the name of organisation: _____

Do you wish to attend a hearing to present your submission in person? ☐ Yes ☒ No

Preferred date:

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If your submission covers more than one township, please write the name of the relevant township at the start of each section.

2. What are your views on the proposed development options for Malvern townships outlined in this Draft Area Plan?

We support development options for Darfield area.

Note: all submissions are public. All information in your submission will be included on papers which are available to the media and the public. Your submission will be used only for the purpose of the Area Plan.

160609015

For Council use:

SCANNED

Title: *As* First Name: *John* Last Name: *Lead*

Address: *356 Railway Road*

Postcode: *7571* Town: *Darfield*

Contact Number: *027 222 8611*

Email: _____

*Required fields

Are you making this submission for an organisation? ☐ Yes ☒ No

If yes, please state the name of organisation: _____

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www.selwyn.govt.nz

#6

Have your say

Draft Malvern Area Plan



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2. What are your views on the proposed development options for Malvern townships outlined in this Draft Area Plan?

We support development options for
Darfield area 7.

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160609012

SCANNED

For Council use:

Title: Mr First Name: Sasha Last Name: Albany

Address: 760 Mitchells Road

Postcode: 7783 Town:

Contact Number: 027 3728020

Email:

*Required fields

Are you making this submission for an organisation? ☐ Yes ☒ No

If yes, please state the name of organisation:

Do you wish to attend a hearing to present your submission in person? ☐ Yes ☒ No

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www.selwyn.govt.nz

L7

Have your say

Draft Malvern Area Plan



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area 7.

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For Council use:

SCANNED

Title: Miss First Name: Rebecca Last Name: Todd

Address: 356 Tramway rd

Postcode: 7495 Town: Darfield

Contact Number: 027 630 8853

Email: todd.rebecca@hotmail.co.nz

*Required fields

Are you making this submission for an organisation?

☐ Yes ☒ No

If yes, please state the name of organisation:

Do you wish to attend a hearing to present your submission in person?

☐ Yes ☒ No

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www.selwyn.govt.nz

8#

160610003

#9

SCANNED



Brian Knopp

53 Bangor Rd

Darfield

6/6/16

Planning dept

Selwyn District Council

It was good to meet at the ^{Area} district Plan consultation on Thursday in Darfield. It was clear that from our discussion that the issue of disposal of wastewater, particularly blackwater, is a sticking point for the council allowing smaller section developments such as are needed for both older residents and new entrants to the housing market needing affordable housing.

Imposing a reticulated system on the whole Darfield population is neither needed for environmental reasons, nor popular, since large capital contributions would be needed from each ratepayer.

The assumption is that if we want smaller sections we need a reticulated sewage system so that the waste can be dispersed in a way that it doesn't accumulate in high concentrations and become a health hazard as a septic tank might possibly cause on a small section.

It seems to me that there are advances in technology in waste disposal now that may make that assumption redundant.

We would welcome an opportunity to talk with planning and engineering staff to come to a way forward that allows smaller sections, maybe with shared septic tanks, or alternative technology, rather than have this shelved in the too-hard basket because a reticulated system has been shelved indefinitely in the too -hard basket.

Advances in reduction of water use can be incorporated in such design. (eg front loading washing machines, dual flush toilets, lower flow shower heads, and use of greywater for irrigation) It seems that greywater could be as low as 120 litres per day per person with these measures.

Our concerns stem from two factors. One: elderly people are having to go to Christchurch to downsize, away from family and community connections here. Two: young families are priced out of the Darfield housing market because of the high cost of building large houses on large sections. We consider that a healthy community needs these two categories rather than becoming more materialistic, mono-cultural and disconnected.

If such a meeting of minds could be arranged I , and others I know, would be pleased to attend.

Yours sincerely

Brian Knopp

A handwritten signature in blue ink that reads 'Brian Knopp'.

160610016



Submission Form

Draft Ellesmere and Malvern Area Plans

Title: *MRS First Name: CAROLYN E

Last Name: JONES

Address: * 67 WADDINGTON ROAD

Postcode: * 7500 Town: * WADDINGTON

Contact Number: * 033183775 Email:

For Council use:

*Required fields

Are you making this submission for an organisation? ☐ Yes, name of organisation: ☒ No

Do you wish to attend a hearing to present your submission in person? ☐ Yes ☒ No

Preferred date: Ellesmere Area Plan hearings will be held in Leeston on Tuesday 5 July ☐
 Malvern Area Plan hearings will be held in Darfield on Friday 8 July ☒

Note: If you are submitting on both Area Plans, you may present at either location. Presentations on submissions should be kept to a maximum time of 15 minutes. We will contact you to confirm a time for your presentation.

Submissions must be returned by 12 noon, Monday 13 June 2016.

This submission can be returned to: Freepost 104 653, Area Plan Submissions, PO Box 90, Rolleston 7643
 Submissions can also be emailed to: areaplans@selwyn.govt.nz or made online at www.selwyn.govt.nz/areaplans.

The Council invites your feedback on the proposals outlined in the Draft Area Plans.

1. Which area/s does your submission apply to: ☐ Ellesmere ☒ Malvern

Which township/s does your submission apply to:

☐ Ellesmere Area (all townships)

☐ Dunsandel

☐ Malvern Area (all townships)

☐ Castle Hill

☐ Hororata

☐ Sheffield/Waddington

☐ Leeston

☐ Rakaia Huts

☒ Darfield

☐ Coalgate

☐ Kirwee

☐ Springfield

☐ Doyleston

☐ Southbridge

☐ Arthur's Pass Village

☐ Glentunnel

☐ Lake Coleridge Village

☐ Whitecliffs

If your submission covers more than one township, please write the name of the relevant township at the start of each section.

2. What are your views on the proposed development options for townships outlined in the Draft Area Plan/s?

PLEASE SEE ATTACHED LETTER

C. Jones

67 Waddington Road
Waddington

6 June 2016

TO SELWYN COUNCIL

Having read parts of the Malvern 2031 Draft Area Plan I am concerned that I see no proposal or provision for the development of suitable housing within Darfield for the elderly.

We have an ageing population and many who reside outside the township now need to move close to the amenities of the town.

Many are not able to afford the new detached houses being built.

They do not need detached houses , link houses of a good standard and of low cost are what is urgently required.

I am informed that Selwyn Council has been aware of the problem for the elderly for some time but still have not addressed the issue.

If one of the stumbling blocks is sharing the use & cost of "Septic Tanks" for link development because of the legislation of ECAN then I respectfully suggest that Selwyn Council negotiate or lobby that authority for suitable amendments to their rules .

These elderly residents are ratepayers and deserve consideration.

Clearly some positive action should be taken not merely discussion which leads nowhere.

It may not be Selwyn Council's usual policy to Purchase land for residential development but in the case of needs of the elderly then policy should be amended before many of them pass away.

I am aware that there is currently a considerable sized section for sale in North Terrace Darfield. Selwyn Council should be looking into purchase this as it is in the centre of Darfield & would accommodate several units .

There is also another vacant area on the same street which I believe was the old railway's stock bank . Both are suitable locations for the elderly & close to the town's amenities.

There are areas other than Rolleston which require urgent consideration.

The problem will not go away, it is ever increasing & needs prompt action.

C. Jones

160610015



Submission Form

Draft Ellesmere and Malvern Area Plans

Title*: _____ First Name: Denise

Last Name*: Reynolds

Address*: 29 Mathias Street

Postcode*: 7510 Town*: Darfield

Contact Number*: 03-3187595 Email: _____

*Required fields

For Council use: Submission number

Are you making this submission for an organisation? ☐ Yes, name of organisation: _____ ☒ No

Do you wish to attend a hearing to present your submission in person? ☒ Yes ☐ No

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<input type="checkbox"/> Ellesmere Area (all townships)	<input type="checkbox"/> Leeston	<input type="checkbox"/> Doyleston
<input type="checkbox"/> Dunsandel	<input type="checkbox"/> Rakaia Huts	<input type="checkbox"/> Southbridge
<input type="checkbox"/> Malvern Area (all townships)	<input checked="" type="checkbox"/> Darfield	<input type="checkbox"/> Arthur's Pass Village
<input type="checkbox"/> Castle Hill	<input type="checkbox"/> Coalgate	<input type="checkbox"/> Glentunnel
<input type="checkbox"/> Hororata	<input type="checkbox"/> Kirwee	<input type="checkbox"/> Lake Coleridge Village
<input type="checkbox"/> Sheffield/Waddington	<input type="checkbox"/> Springfield	<input type="checkbox"/> Whitecliffs

If your submission covers more than one township, please write the name of the relevant township at the start of each section.

2. What are your views on the proposed development options for townships outlined in the Draft Area Plan/s?

Planning Committee Meeting at the Darfield Recreation Centre.
 I and a number of others went to this meeting - which was held upstairs, - a difficult venue for some to get up to. There was a lot of talk about Social / Elderly Housing and Higher Density Housing. This created more questions eg septic tanks ----. The answers were "Oh you need to talk to Engineers about that" !! Needless to say there were no engineers present. The Planners were very helpful on their topics and we had good discussions. Please next time could sufficient people be sent to ask all anticipated questions.

Parking There are a few places in the main street where angle parking could be put. There is a lot of parking near the Bakery or adjacent sheets.

Elderly Housing There are currently two providers for the Elderly - Honai Trust and Westmar. We need a provider between these two groups that can help those who are not able to live by themselves safely - yet not needing to go to Westmar.

Social Housing

We had 3 houses in North Terrace that the Council sold off some years ago. I do know - "that the Council has no appetite for Social Housing" but they could be pro-active." At least we could talk ideas and possibilities. Oh yes there were 4 houses in Hornsden St. that the Council owned as well.

From: [Andrew Mactier](#)
To: [Rachael Carruthers](#)
Cc: [Rachel Sugrue](#)
Subject: RE: Online Submission - Ellesmere & Malvern Area Plans
Date: Monday, 13 June 2016 8:57:39 a.m.

Should have been Rachel Sugrue – will check they have done that

Nga mihi

Andrew Mactier
Strategy & Policy Planner
Environmental Services
DDI (03) 3472 802

From: Rachael Carruthers
Sent: Friday, 10 June 2016 5:35 p.m.
To: Andrew Mactier <Andrew.Mactier@selwyn.govt.nz>
Subject: RE: Online Submission - Ellesmere & Malvern Area Plans

Which Rachael/Rachel have you asked IT to include? ☺

From: Andrew Mactier
Sent: Friday, 10 June 2016 1:39 p.m.
To: Rachael Carruthers <Rachael.Carruthers@selwyn.govt.nz>
Subject: FW: Online Submission - Ellesmere & Malvern Area Plans

Hi Rachel, I've asked IT to include you as a recipient of the Area plans submissions (yay) – In the meantime I will forward others I have received. Hopefully these are not duplicates of those on your desk.

Nga mihi

Andrew Mactier
Strategy & Policy Planner
Environmental Services
DDI (03) 3472 802

From: areaplans@selwyn.govt.nz [<mailto:areaplans@selwyn.govt.nz>]
Sent: Friday, 10 June 2016 11:21 a.m.
To: Andrew Mactier <Andrew.Mactier@selwyn.govt.nz>
Subject: Online Submission - Ellesmere & Malvern Area Plans

The following submission was filled out online:

Title: Miss
First Name: Lizzie
Last Name: Thomson

Address: 17 Allen Street,

Christchurch City
Post Code: 8140
Town: Christchurch

Phone: 021 813 973
Email: lizzie.thomson@ngaitahu.iwi.nz

Making on behalf? Yes
Organisation name: Mahaanui Kurataiao Ltd

Hearing:

Will be heard? No

Which date? Malvern Area Plan hearings will be held in Darfield on Friday 8 July

Submission:

1. Which area? Springfield

2. Your Views:

This submission is being made by Mahaanui Kurataiao Ltd and relates to the Malvern Area Plans. Mahaanui Kurataiao Ltd facilitated the consultation between Selwyn District Council and Te Ngai Tuahuriri Runanga and Te Taumutu Runanga for the drafting of the plans. Mahaanui Kurataiao Ltd wish for the Malvern Area Plan to include the following:

- (i) A 'Natural Environment and Cultural Heritage' section in the Springfield implementation table in the Malvern Area Plan as it seems to have been missed.

Submission to Draft Ellesmere and Malvern Area Plans

My submission relates to the Darfield section of the Malvern 2031 Draft District Plan.

From

**Mrs Judith Pascoe
40 Stott Drive
RD 1, Darfield 7571**

Ph: 0211522900

Email: jcpascoe@xtra.co.nz

I am making this submission on my own behalf.

I wish to present my submission in person at the hearing at Darfield on Friday 8 July 2016.

Opportunities and Issues

Opportunities

Population Growth and Urban Form

Strongly support a town centre study to identify area suitable for intensification. While I agree that elderly persons housing is important it is better positioned in 'greenfield' developments by encouraging developers to include a mix of section sizes in their development and allowing the construction of elderly persons villages as a controlled activity. Darfield is a country town and large areas of houses on very small sections will destroy the character of the town.

Infill housing is intrusive in areas of older housing and should be discouraged. Palmerston North is an example of how indiscriminate infill housing can destroy the amenity value of an area. Areas of existing housing should not be allowed to subdivide into smaller lots unless the existing house is removed and the area becomes 'greenfield' or the new lot created is not under a certain size e.g. 600m²

Business Development - Business 1 and Business 2

Agreed that zoned land is adequate in the medium term. However to preserve this area of Business zoned land any requests to rezone to residential should be discouraged. The zoning of land in the Bangor Road, Cridges Road and SH 73 area around Mitchells Sawmill should be considered for rezoning as Business 1 or 2 to both ensure a supply of business zoned land and to avoid any reverse sensitivity issues.

DAR A6 should be considered for a future business park development.

Transport

Support an off-road cycling and pedestrian network between townships as well as both within townships and in McHugh's Plantation.

Issues

Population, growth capacity and urban form

The loss of productive rural land needs to be avoided through defining the boundaries of the township as shown in the Malvern 2031 Draft Area Plan. Intensification of some of the undeveloped L2A and L2A1 zone should be considered.

Many people wish to have a section larger than a residential zone size however one hectare lots are too large to be easily managed and can be a 'waste' of land. 5000 m² sections are also too large for some buyers. Reducing the average lot size of L2A from one hectare to, for example, somewhere between 5000 and 7500m² and reducing the average lot size of L2A1 from 5000m² to, for example, somewhere between 2000 and 4500m² would provide a greater choice for purchasers, reduce pressure to rezone land outside the township boundary and still retain the rural character of the township.

I agree that a Living 1B zone with an average Lot size of 1,500m² should be considered and this should be done as soon as possible. This concentrates development around the town centre and allows the township to keep a spacious 'country' feel.

Rezoning already developed land has some difficulties in retrofitting accessways and providing services in some logical manner. This has been experienced in Rolleston where considerable areas of larger sections have been rezoned for smaller lot sizes with subsequent difficulties in providing suitable access and a logical subdivision shape.

Transport

Ensure provision of adequate car parking is addressed in the town centre study.

5 Waters

Agree that consultation should be done on a wastewater system for Darfield.

POSSIBLE FUTURE DEVELOPMENT OPTIONS

DAR A1

Do not consider this land suitable for rezoning to L2. This would result in the loss of some productive farmland and there is difficulty in supplying water. There is a large area of land between McLaughlins Road, Greendale Road and SH73 that is just as close to Darfield, if not closer and has no difficulties with water supply that is suitable for intensification.

DAR A3

Support the suggestion that some of this land, particularly around Mitchell's Sawmill would be suitable for Business zoning.

DAR A4

Agree that this area would be suitable for further intensification in terms of location. There could be difficulties in 'retrofitting' smaller lots into an already developed area.

DAR A5

More intensive housing would need to be carefully managed. Infill housing can be intrusive and ugly in areas of older housing. A large area of small sections (<500 m²) would destroy the country feel/look of the township – the very reason so many people like to live in Darfield.

DAR A6

This is a logical area for a business park for commercial and industrial activities. Access to SH73 is excellent and the activities could be screened from SH73. While uptake of this may be some years away it is important to plan for 10-20 years in the future. Strongly recommend that this be zoned appropriately for this.

DAR A7

Agree that this could be suitable for future residential subdivision.

DAR A8

Agree that this could be suitable for Business 1 & 2 zoning.

Area to be considered for further subdivision intensification

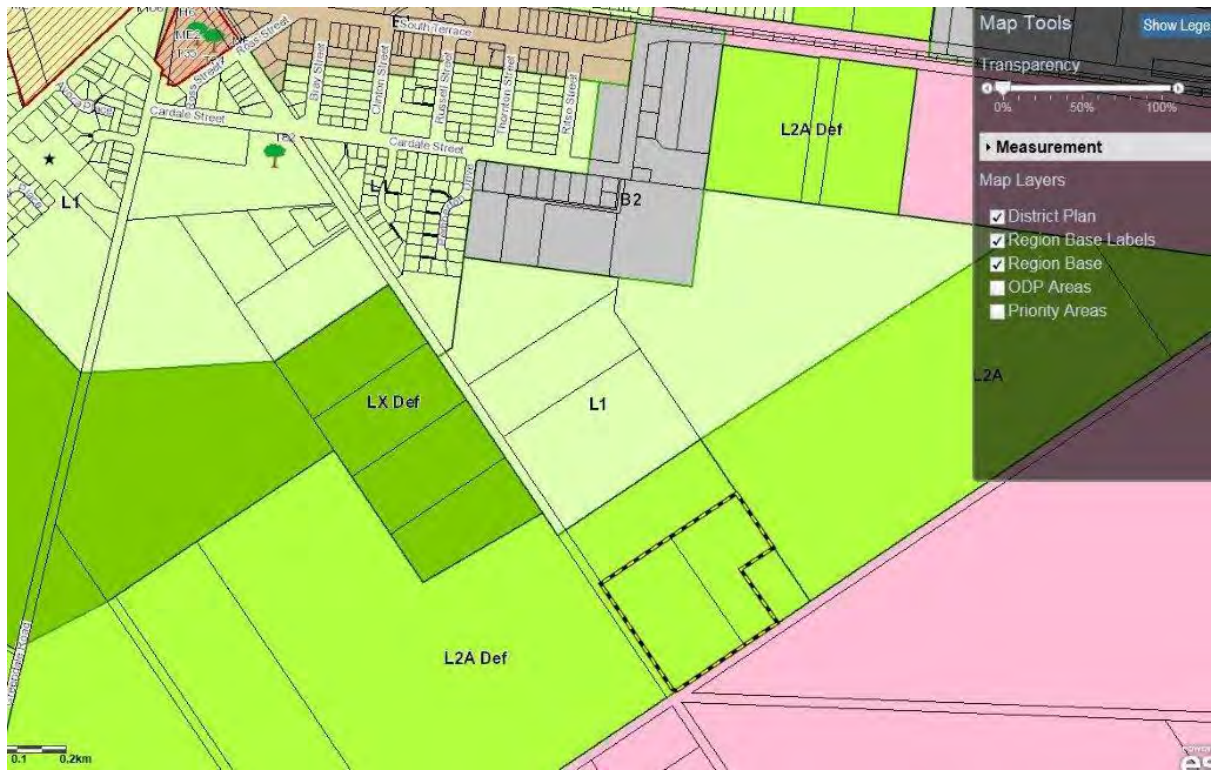
Land at the corner of Telegraph Road (to the East) and Creyke Road (to the North) has a plan change in process to change the zoning from all L2A to a mixture of L2A (1 hectare average) and L2 (5000 m² average). This area of land borders onto existing L1 land and as such is in an ideal position to be considered for further intensification as identified in the plan change application. (see map below)

The area is subject to reverse sensitivity issues due to the activities of the Darfield Gun Club, however a mechanism has been found to alleviate these within the area requested to be zoned to L2.

I would further suggest that the area of land zoned L2A Def north of Creyke Road and Wards Road and west of Telegraph Road be rezoned to a mixture of L2 zoning closer to the LX Deferred boundary and L2A closer to Creyke Road. The LX zoned land could be a mixture of L1 and L1A and L1B (as in Rolleston) to give a transition zone to the larger L2 and L2A lots. (see map below)

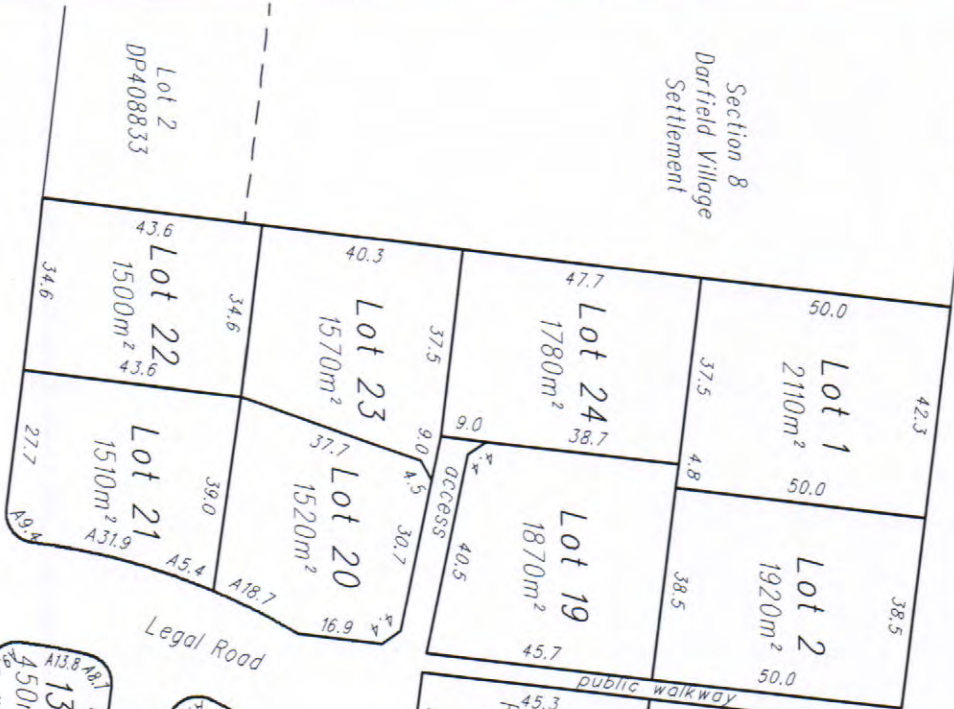
However it should be noted that a large area of this land is also affected by the reverse sensitivity issues due to the activities of the Darfield Gun Club.

All of the area identified above have the advantage of being greenfield sites so that road and pedestrian linkages and provision of services can be planned from the beginning to give a logical and cohesive development. The area is also in close proximity to the centre of Darfield and both the primary and secondary school.





Section 8
Darfield Village
Settlement



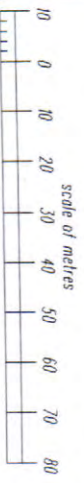
Legal Road

Legal Road

Bangor Road

Cridges Road

Part
Rural Section
39126



Oakden Drive

Prepared for AJ Cameron

Drawn: Mike Robbins - June 2016
Scale 1:1000 on A3

Have your say

Draft Malvern Area Plan



The Council invites your feedback on the proposals outlined in this Draft Area Plan.

If you need extra space for your submission, use additional paper (and include your name on any additional sheets).

1. Which township/s does your submission apply to:

- | | |
|---|---|
| <input type="checkbox"/> Malvern Area (all townships) | <input type="checkbox"/> Hororata |
| <input checked="" type="checkbox"/> Darfield | <input type="checkbox"/> Kirwee |
| <input type="checkbox"/> Arthur's Pass Village | <input type="checkbox"/> Lake Coleridge Village |
| <input type="checkbox"/> Castle Hill | <input type="checkbox"/> Sheffield/Waddington |
| <input type="checkbox"/> Coalgate | <input type="checkbox"/> Springfield |
| <input type="checkbox"/> Glentunnel | <input type="checkbox"/> Whitecliffs |

If your submission covers more than one township, please write the name of the relevant township at the start of each section.

2. What are your views on the proposed development options for Malvern townships outlined in this Draft Area Plan?

Seperate Submission enclosed

Note: all submissions are public. All information in your submission will be included on papers which are available to the media and the public. Your submission will be used only for the purpose of the Area Plan.

For Council use:

Title: * First Name: Alistair Last Name: Cameron

Address: * 66 Acacia Avenue

Postcode: * 7400 Town: Rangiora

Contact Number: * 0274 330 967 or 03 3136 836

Email: ajcameron@extra.co.nz

*Required fields

Are you making this submission for an organisation?

☐ Yes ☒ No

If yes, please state the name of organisation:

Do you wish to attend a hearing to present your submission in person?

☒ Yes ☐ No

Preferred date:

Ellesmere Area Plan hearings will be held in Leeston on Tuesday 5 July

☐

Malvern Area Plan hearings will be held in Darfield on Friday 8 July

☒

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SUBMISSION ON THE DRAFT MALVERN AREA PLAN – DARFIELD POSSIBLE FUTURE DEVELOPMENT OPTIONS – AREA 3

I wish to make the following submission in support of the proposed Darfield Area 3, as above.

I agree with the Selwyn Council's Planners proposal to provide for a mixed use living zone in variation with section sizes and housing types for this area.

I own 8068m² of land ((legal description RS 39127) and 2.8327 ha (legal description Sect6 Darfield Vill Sett Pt Sect 4 Darfield Vill Sett) a total 3.63 ha, between Bangor/Cridges road.

As of right, this land can be subdivided into 7 x 5000m² lots, which is a waste, and which would be a poor decision if left, and in my opinion, not what the community needs.

This land is very close to the town centre and all community services. If this area was able to be subdivided into mixed sized sections, eg, retirement size approx. 450m² (along Bangor Road, opposite Oakden Drive subdivision) whilst larger sections could be created via an internal cul-de sac, with a walkway connecting through to Cridges Road. This would create a sensible subdivision and a compact size stand alone development, that would have no adverse environmental effects.

I have enclosed two possible proposals for a draft subdivision plan for the Council and community perusal.

As you will see, these plans incorporate a mixed use living zone, which would be consistent with the adjacent urban areas.

As I understand, there is a shortage of smaller sites in Darfield, and this was highlighted to me by Councillor Sam Broughton

Access to these smaller sites would be via the internal cul-de-sac, NOT directly off Bangor Road.

If the effluent disposal on the proposed smaller sites became an issue, there would be room to provide a common effluent field along the eastern side of this site, eg, the eastern side of the site.

I believe that this site is far enough away from the Sawmill, that there would be no reverse sensitivity effects from business 2 zone on state Highway 73/77.

However, as these plans are only a draft proposal, there is scope to re-arrange all section sizes.

It has been suggested that perhaps I should consider working in with adjoining neighbours, but I consider this could become a difficult and prolonged process.

I would welcome any community input.

Regards

Alistair Cameron



Section 8
Darfield Village
Settlement

Cridges Road

Lot 1
2110m²

Lot 2
1920m²

Lot 3
2040m²

Lot 4
1840m²

Lot 5
1890m²

Lot 22
1780m²

Lot 17
1870m²

Lot 16
1570m²
Recreation
Reserve

Lot 15
2190m²

Lot 6
2160m²

Lot 21
1570m²

Lot 18
1520m²

Lot 14
1870m²

Lot 7
1870m²

Lot 2
DP408833

Lot 20
1500m²

Lot 19
1510m²

Legal Road

Legal Road

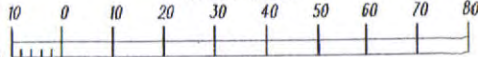
Lot 1 DP70474

Part
Rural Section
39126

Bangor Road

Oakden
Drive

scale of metres



Prepared for AJ Cameron

Drawn: Mike Robbins - May 2016
Scale 1:1000 on A3



From: areaplans@selwyn.govt.nz
To: [Area Plans](#)
Subject: Online Submission - Ellesmere & Malvern Area Plans
Date: Monday, 13 June 2016 9:06:13 a.m.

The following submission was filled out online:

Title: Mr
First Name: John
Last Name: Ferguson

Address: 16 Palladio Avenue

Post Code: 7632
Town: Leeston

Phone: 021340050
Email: john@blg.nz

Making on behalf? Yes
Organisation name: Rupert and Catherine Wright

Hearing:
Will be heard? Yes
Which date? Malvern Area Plan hearings will be held in Darfield on Friday 8 July

Submission:

1. Which area? Darfield

2. Your Views:

Rupert and Catherine Wright are in support of Council's identification of Possible Future Development Options, and in particular, support the inclusion of DAR A6. In the Issues section of the Malvern Area Plan (Darfield), Council have identified that a significant oversupply of undeveloped low-density Living 2 zoned land exists, which gives rise to an under-utilisation of greenfield land. DAR A6 has been identified as an area for possible low-density residential development and possibly also Business 2 zoning. Council also identifies that there is an undersupply of Living 1B style of zoning and a 1-2 hectare shortfall of Business 1 zoning. It is considered that a combination of zoning is appropriate for DAR A6, and that this should be subject to an Outline Development Plan. The zoning should include Living 1B and business 1. Council have identified constraints affecting the development of this land, which are largely accepted, however due to the size of DAR A6, these can be avoided and/or mitigated appropriately. Overall it is considered that DAR A6 represents a sustainable development option for the township and this area should be considered further by Council for inclusion in the District plan. A draft ODP has been drawn for this site and is available through the submitter's agent, Baseline Group (john@blg.nz), should Council wish to view it.

Submission Form

Draft Ellesmere and Malvern Area Plans



Title: * Mrs First Name: Jane	For Council use: submission number
Last Name: * Mulholland	
Address: * 3 Broadgate Place	
Postcode: * 7510 Town: * Darfield	
Contact Number: * 0210650100	Email: _____

*Required fields

Are you making this submission for an organisation? ☐ Yes, name of organisation: _____ ☒ No

Do you wish to attend a hearing to present your submission in person? ☐ Yes ☒ No

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| <input type="checkbox"/> Castle Hill | <input type="checkbox"/> Coalgate | <input type="checkbox"/> Glentunnel |
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| <input type="checkbox"/> Sheffield/Waddington | <input type="checkbox"/> Springfield | <input type="checkbox"/> Whitecliffs |

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2. What are your views on the proposed development options for townships outlined in the Draft Area Plan/s?

Opportunities and Issues:

Two significant issues highlighted under Transport have not been addressed in the Implementation Steps -

"near misses between vehicles and trains on the railway level crossings"

"concerns that heavy vehicles are placing pressure on the local road network"

These both pose major safety and well-being risks to Darfield residents and therefore must be resolved in the SHORT term.

Possible Future Development Options:

Housing intensification should be confined to the areas south of the SH73 in order to ease pedestrian and cycle access to the schools - these are DAR A3, DAR A5 and DAR A6.

DAR A8 is incorrectly identified as being "located at the intersection of Bangor Road and SH73" - it is actually on the opposite side of town to Bangor Road

DAR A7 has additional disadvantages not currently listed:

Adverse impact on existing residents who have become accustomed to the character of the area - the Broadgate subdivision, for example, was sold with views across paddocks to the Torlesse Range.

It would require significant screening from any Business Areas.

It would require roading onto main route into and out of Darfield - ie Kimberley Road.

Both DAR A8 & DAR A7 would require a fix to the dangerous railway level crossing because traffic here would increase.

Implementation Steps:

1.

Any investigation of residential infill/intensification must wait until water issues have been resolved.

I would be strongly opposed to current residents having to pay for a reticulated waste water scheme - the current process works for us, there are no incentives for us to upgrade and we would not enjoy any benefits from a new, expensive system. If the Council wishes to develop Darfield then the Council and new residents should pay!!

2.

Given that residents have raised concerns about the impact of large trucks on the town, then why will the Darfield Town Centre Study address "the viability of providing truck stops in the town centre along the SH73"???

The trucks pose a significant risk in the town. They cause noise and air pollution - this will only increase through braking and accelerating if you encourage them to stop. They are also a major hazard to other road users and pedestrians.

You should be looking at discouraging their presence in town by providing other arterial routes that bypass the centre.

3.

The Corridor Management Plan must be addressed in the SHORT, not medium, term. Traffic into Christchurch is growing fast and will only get worse as Darfield develops further. There are no passing sections en-route so rush-hour traffic is becoming quite dangerous; this is exacerbated by the huge new sub-divisions in West Melton. I drive a school bus into town every day so I have witnessed the increase in traffic and the risks some drivers take in order to get past me.

It is irresponsible of the Council to intensify residential opportunities in Darfield without a solid plan in place to deal with the commuter traffic into Christchurch that will inevitably also intensify as a result.

4.

There is no need for "a feasibility study to provide a walking/cycling link between the town and McHugh's Forest Park along the rail corridor". A well-used, well-maintained track already exists and is quite quite beautiful. It supports a rich and vibrant ecosystem; it is easily accessible for pedestrians, cyclists, push-chairs and runners. The experience of walking along a mown pathway with long grasses either side is one of the best things to do in Darfield!

Please do not ruin this by 'developing' it any further.

P.S. does anyone actually use the shingle path through the Plantation? I haven't found anyone who does - we all stick to the 'real' tracks!

5.

Should the Council set aside some land for any new school building work that might come out of the MOE study?

6.

What are the Council's plans to ensure that the growth in local employment opportunities keeps pace with the growth in Darfield's population? We do not want the town to become another satellite to Christchurch, with the majority of working age residents commuting back and forth to the city every day. This is a significant issue but the implementation steps appear to focus on building the capacity of our residential zones as the main priority.

7.

Why is the advocacy of ultrafast broadband given a Short/Medium timeframe in the implementation steps for all townships?

This should be upgraded to SHORT for Darfield in its role as a service township and to encourage local business growth.

8.

Residential zones must not be the top priority in the town's development plan. Housing initiatives cannot be allowed to dominate growth. Darfield is a very real community, with a rich mix of families, but traditionally based on the local economy. It is these strong local ties that are in danger of disappearing if it becomes a town of residents who see Christchurch as their focus rather than the surrounding areas.

If Darfield is to be a successful service town for the wider Malvern ward, then it must concentrate on remaining a town for the locality, not for the city.

From: areaplans@selwyn.govt.nz
To: [Area Plans](#)
Subject: Online Submission - Ellesmere & Malvern Area Plans
Date: Monday, 13 June 2016 10:41:13 a.m.

The following submission was filled out online:

Title: Mr

First Name: Kevin

Last Name: Mulholland

Address: 3 Broadgate Place

Post Code: 7510

Town: Darfield

Phone: 033187978

Email:

Making on behalf? No

Organisation name:

Hearing:

Will be heard? No

Which date?

Submission:

1. Which area? Darfield

2. Your Views:

1. No to reticulated waste water system - no benefit 2. No to new link between town and McHugh's Forest Park - a good link already exists. 3. No to extra car parking - there are several parking areas already, people are just accustomed to stopping right outside where they want to go. You just need to change attitudes by making it more pleasant to walk around Darfield! 4. No to truck stops in town centre on SH73. 5. Any town development must be predicated on business growth & more local employment opportunities. Without these, there can be no sustainable population growth. Therefore the Council should shelve further residential sub-divisions until the town grows its business and commercial platform. 5. Any town development must first address the nature and character of the town centre. How do we keep the town centre as a vibrant people-friendly area in the face of the increased heavy vehicles on the SH73 which cuts right through it? We want to encourage foot traffic (e.g. shoppers, elderly residents, young families, youth on scooters, bikes and skateboards)- this simply cannot be achieved while so many heavy trucks continue to pass through the town. 6. Is it possible to promote Darfield as a tourist destination unless we can offer a pleasant town centre that can be walked around?



C/- Beca
PO Box 13960
Christchurch
Attention: Secretary, Becky Macdonald

Andrew Mactier
Strategy and Policy Planner
Selwyn District Council
PO Box 90
Rolleston 7643

7 June 2016

Dear Andrew

Malvern 2031 - Draft Area Plan

On behalf of the Arthur's Pass Association we wish to submit on the above Draft Area Plan.

Our understanding of the contents of the plan in broad terms with respect to Arthur's Pass Village is as follows:

- SDC propose to retain the character of the village, and township boundaries.
- SDC acknowledge that development will be restricted by ability to provide appropriate infrastructure (e.g. wastewater, natural hazards);
- Nil population growth is predicted.

A number of specific actions are listed on P38 and P39 of the Draft Plan.

- APA are supportive of a review of the infrastructure and natural hazards constraints, and agree that this review should inform development restrictions and rules.
- APA are supportive of the inclusion of significant heritage and cultural sites when preparing township brochures or information pamphlets.
- APA are supportive of SDC reviewing the stormwater disposal systems in the Village and implementing appropriate stormwater management plans.
- We note on intention to review the Alpine Village rules and whether additional heritage buildings qualify for inclusion – we do not understand the potential implications of this review. Please provide more clarity.

We note that SDC intend to actively promote Arthur's Pass Village as a tourist destination through SDC's tourism advisor. We note that tourism is already increasing in the Village and along SH73, and this is applying pressure to the natural environment and to businesses. Clearly, tourism requires appropriate infrastructure, and our view is that there are some deficiencies in this area now, in particular:

- Footpaths should extend from the commercial centre to the village walks to increase safety for pedestrians, particularly tourists who are not familiar with New Zealand traffic conditions.
- Appropriate signage is required in the Village and surrounds to inform people of the location of toilets and rubbish bins – the APA is very concerned at a significant increase in evidence of people toileting in public places, and an increase in litter alongside the road and in other public places.

We also note that Bealey Spur and Cass are not mentioned in the Draft Plan, and query whether SDC have put any thought into the future look and feel of these settlements.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'R Holyoake', with a stylized, wavy line extending from the end.

Richard Holyoake
Chair, Arthurs Pass Association (Inc)
on behalf of
Arthurs Pass Association (Inc)

Copy:
Pete Neale, Deputy Chair, APA
Rebecca Macdonald, Secretary, APA

13 June 2016

SUBMISSION ON THE DRAFT MALVERN 2031 AREA PLAN

TOWNSHIP THAT THIS SUBMISSION APPLIES TO: SPRINGFIELD

SUBMITTER: Ballymena Holdings Limited

ADDRESS FOR SERVICE: Planning Solutions Ltd
PO Box 109
CHRISTCHURCH 8140
Ph. 03 379 7458 & 027 253 7458
Email plansol@xtra.co.nz
Attention: John Cook

Do you wish to attend a hearing to present your submission in person: Yes

Preferred hearing date: Malvern Area Plan hearings to be held in Darfield on Friday 8 July.

BASIS OF THE SUBMISSION

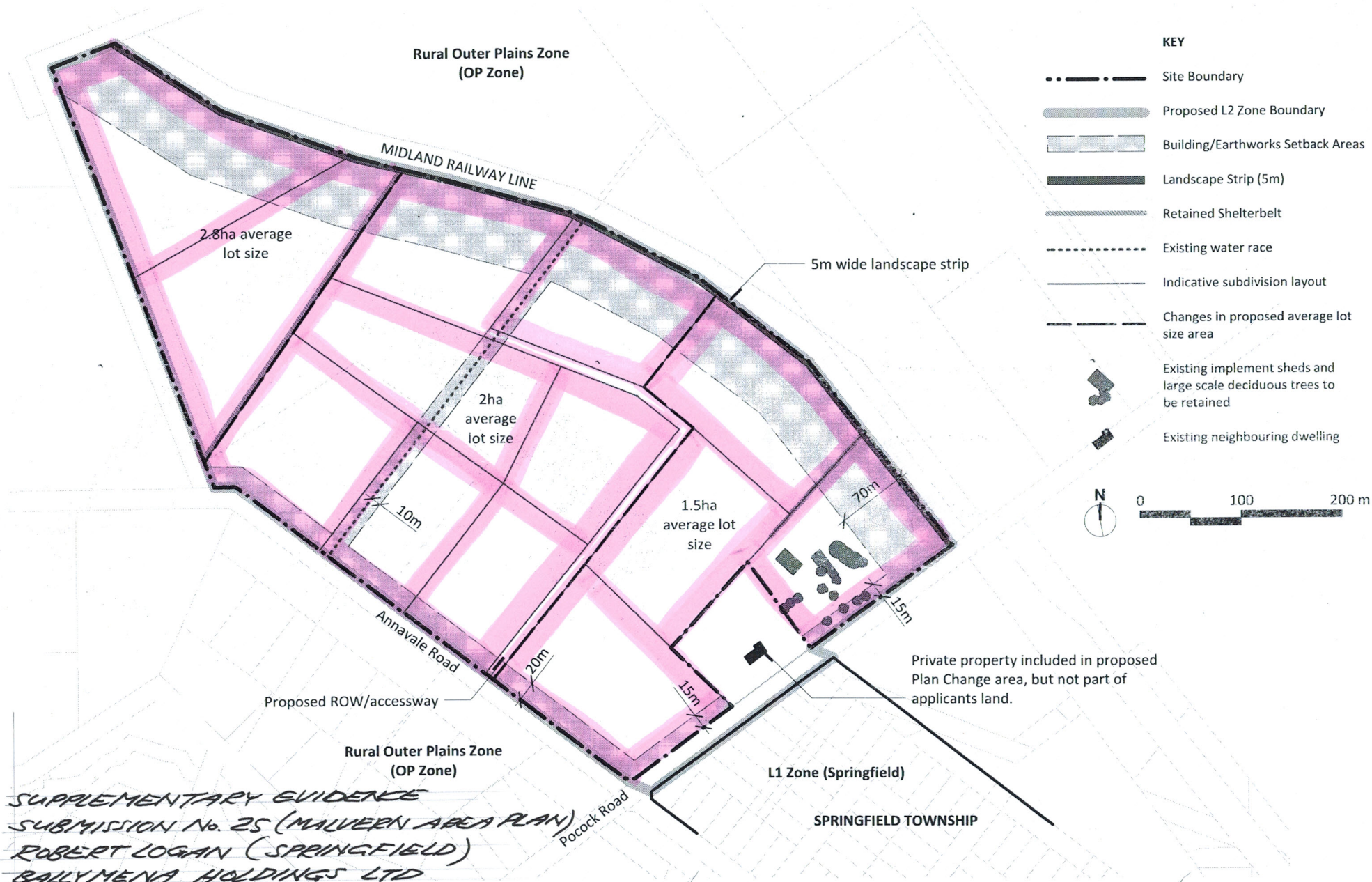
1. Springfield: Opportunities and Issues Plan / Possible Future Development Options (Page 105)

- 1.1 This submission is in respect of the property Lot 2 DP 400509 (CT/CFR: 400429 and having an area of 30.32 ha) that is partly subject to being identified as a potential Low-density Residential Development Area being 'SPR A2'.
- 1.2 This property is bounded by the following:
 - Annavale Road.
 - Pocock Road.
 - Unnamed legal road to the north west.
 - Midland Railway Line.
- 1.3 Whereas only the more south eastern portion of this property is identified as being subject to this potential development notation, this submission is for the entire property to be subject to this notation. This is based on the following reasons:
 - a. Annavale Road and the unnamed legal road provides a continuous road frontage to the subject property along its southern and western boundaries. These two roads in combination will allow for this entire portion of the subject property to be adequately provided with vehicular access and the provision of other urban-related services.

- b. It will allow for the most optimum use of the subject property in terms of being developed in an effective and efficient way.
- c. The remaining rural zoned portion of the subject property is considered too small in order for it to be utilised in any effective or efficient productive way. This is also on the basis that Ballymena Holdings Ltd does not own any other nearby rural land holdings in the Springfield area that could otherwise supplement this balance land.
- d. While the north west portion of the subject property is further removed from the existing Springfield urban area than the balance of it, it is however no further removed than the westernmost portion of 'SPR A3', or the south easternmost portion of 'SPR A4'. Accordingly, the overall potential extent, shape and form of the potential urban area of Springfield will not be unduly compromised with the entire area of the subject property being included within 'SPR A2'.

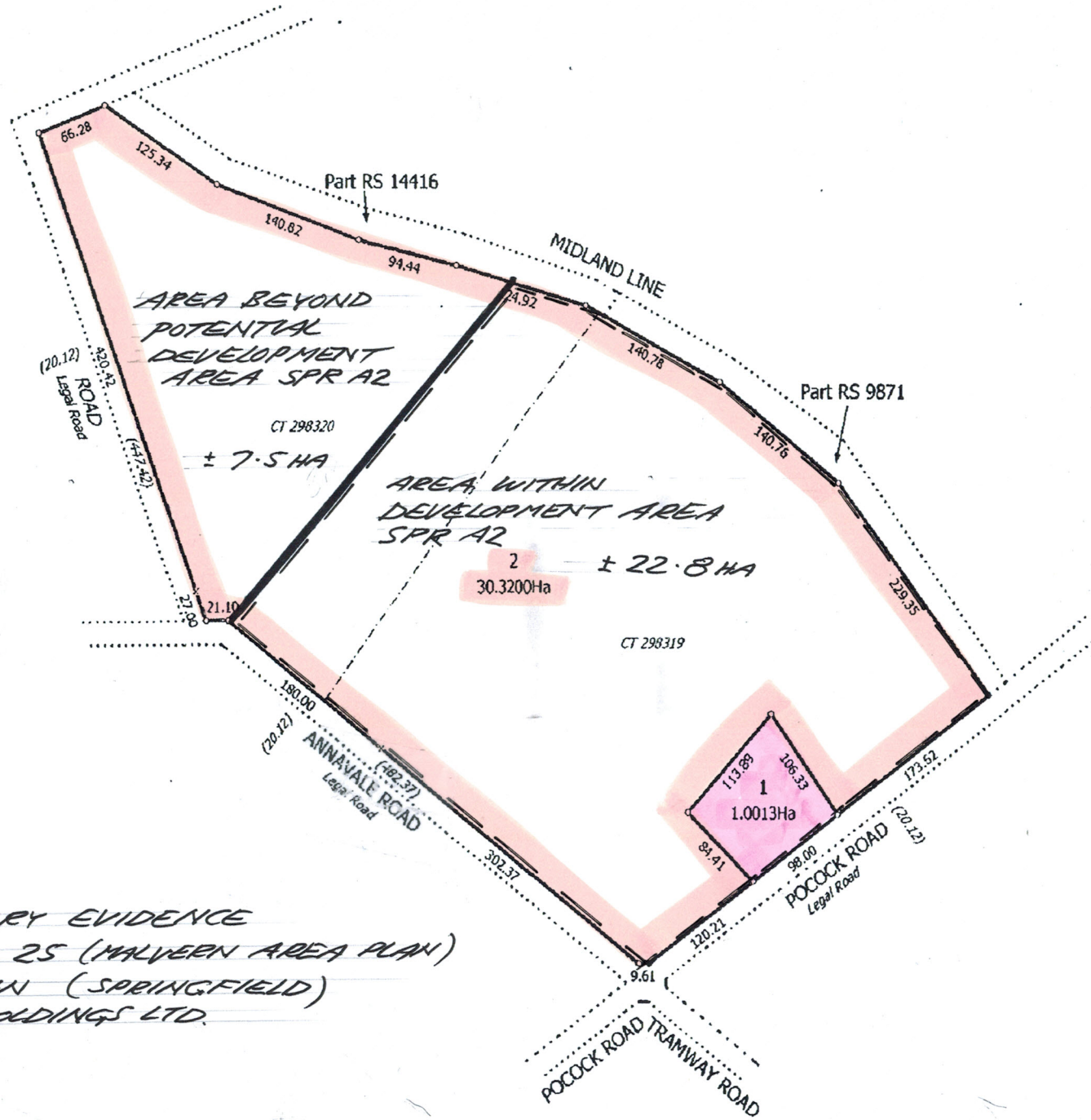
2. Conclusion

- 2.1 The essence therefore of this submission is that the entire area of Lot 2 DP 400509 be located within the Low-density Residential Development Area 'SPR A2'.



Outline Development Plan Ballymena Holdings Ltd

DRAFT



SUPPLEMENTARY EVIDENCE
 SUBMISSION No. 25 (MALVERN AREA PLAN)
 ROBERT LOGAN (SPRINGFIELD)
 BALLYMENA HOLDINGS LTD.

SELWYN DISTRICT COUNCIL**MALVERN 2031 DRAFT AREA PLAN**

679 McLaughlins Road,
R.D.1, Darfield 7571
9th June, 2016

I wish to make a submission regarding the provision of suitable housing with the appropriate section size for the older generation.

The Draft Plan talks about a "preferred approach to develop and apply intensification criteriato facilitate elderly persons housing and/or medium density development options". This is very admirable.

I feel the Council should be identifying sections close to local amenities with the intention of either purchasing them for onselling or encouraging developers to build smaller and affordable houses.

The main drawback is the size of section required, under Ecan rules, in order to accommodate a septic tank. I note that there are a few smaller units in Darfield that share septic tanks. No doubt, there is a special consent required which adds to the time and cost of these buildings.

It is imperative that the Council and Ecan become closely involved in rezoning some areas for infill housing with collective use of septic tanks. Some areas could be totally rezoned for that use so that if developers/landowners wish to build smaller units they can proceed without lengthy and costly negotiations.

If the Council does not take immediate steps to work closer with Ecan on these problems then the Council is hamstrung and any talk of infill housing and providing for the older generation is only lip service and very misleading to the local population.

I fully agree that the outer limits as per the Malvern Plan for the Darfield township should not be extended and that all efforts should be made to re-zone some areas to make building for young and old a much more enjoyable experience.

I wish to be heard in regard to this submission.

Christine Anderson



Selwyn District Council**Malvern 2031 Draft Area Plan****From Darfield Branch of Rural Women New Zealand**

C/- Sally Brown Co-Ordinator
6 Jackson Street
Darfield 7510
9th June 2016

I have been asked to make a submission regarding the Draft Area Plan for Darfield Township 2031.

Following a discussion at our May meeting, members expressed concern about the following issue(s)

- 1) They would like to see more provision for affordable housing for retirees from both Darfield and the surrounding townships and farmland in the Malvern area.
- 2) The restrictions that septic tanks are seemingly placing on development of this denser type of housing.

There was a feeling that land developers could be encouraged to have some land set aside for smaller sections or a number of smaller houses or units at a more affordable price. Ideally this type of housing needs to be close to the commercial area of the township.

Is there provision in the plans for areas of existing housing in the "older " part of Darfield, to be converted easily to having units or two smaller houses replace the older house.

These units would then be within the walking distance of the commercial area.

The Selwyn District Council and Ecan need to work together to make the septic tank / sewerage requirement easier to get consent for.

Darfield is a pleasant place to live in 2016. We all want to see it develop and be affordable for all age groups to enjoy as it is today.

Sally Brown

Co-ordinator for

Darfield Branch of RWNZ.



Submission Form

Draft Ellesmere and Malvern Area Plans



Title: *Mrs* First Name: *Sally* ~~B~~
 Last Name: *Brown*
 Address: *6 Jackson St*
 Postcode: *7510* Town: *Darfield*
 Contact Number: *03 31 88 668* Email: *icsmbrown@xtra.co.nz*

For Council use:

*Required fields

Are you making this submission for an organisation? ☒ Yes, name of organisation: *Darfield Board of Rural Women NZ.* ☐ No
 Do you wish to attend a hearing to present your submission in person? ☒ Yes ☐ No
 Preferred date: Ellesmere Area Plan hearings will be held in Leeston on Tuesday 5 July ☐
 Malvern Area Plan hearings will be held in Darfield on Friday 8 July ☒

Note: If you are submitting on both Area Plans, you may present at either location. Presentations on submissions should be kept to a maximum time of 15 minutes. We will contact you to confirm a time for your presentation.

Submissions must be returned by 12 noon, Monday 13 June 2016.

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 Submissions can also be emailed to: areaplans@selwyn.govt.nz or made online at www.selwyn.govt.nz/areaplans.

The Council invites your feedback on the proposals outlined in the Draft Area Plans.

1. Which area/s does your submission apply to: ☐ Ellesmere ☒ Malvern

Which township/s does your submission apply to:

<input type="checkbox"/> Ellesmere Area (all townships)	<input type="checkbox"/> Leeston	<input type="checkbox"/> Doyleston
<input type="checkbox"/> Dunsandel	<input type="checkbox"/> Rakaia Huts	<input type="checkbox"/> Southbridge
<input type="checkbox"/> Malvern Area (all townships)	<input checked="" type="checkbox"/> Darfield	<input type="checkbox"/> Arthur's Pass Village
<input type="checkbox"/> Castle Hill	<input type="checkbox"/> Coalgate	<input type="checkbox"/> Glentunnel
<input type="checkbox"/> Hororata	<input type="checkbox"/> Kirwee	<input type="checkbox"/> Lake Coleridge Village
<input type="checkbox"/> Sheffield/Waddington	<input type="checkbox"/> Springfield	<input type="checkbox"/> Whitecliffs

If your submission covers more than one township, please write the name of the relevant township at the start of each section.

2. What are your views on the proposed development options for townships outlined in the Draft Area Plan/s?

See typed letter

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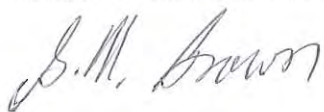
The Selwyn District Council and Ecan need to work together to make the septic tank / sewerage requirement easier to get consent for.

Darfield is a pleasant place to live in 2016. We all want to see it develop and be affordable for all age groups to enjoy as it is today.

Sally Brown

Co-ordinator for

Darfield Branch of RWNZ.



Submission Form

Draft Ellesmere and Malvern Area Plans



Title: *Mrs* First Name: *Sally*
 Last Name: *Brown*
 Address: *6 Jackson St*
 Postcode: *7510* Town: *Darfield*
 Contact Number: *03 3188668* Email: *icsmbrown@xtra.co.nz*

For Council use:

*Required fields

Are you making this submission for an organisation? ☐ Yes, name of organisation: _____ ☒ No

Do you wish to attend a hearing to present your submission in person? ☐ Yes ☐ No

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☐ Dunsandel

☐ Malvern Area (all townships)

☐ Castle Hill

☐ Hororata

☐ Sheffield/Waddington

☐ Leeston

☐ Rakaia Huts

☒ Darfield

☐ Coalgate

☐ Kirwee

☐ Springfield

☐ Doyleston

☐ Southbridge

☐ Arthur's Pass Village

☐ Glentunnel

☐ Lake Coleridge Village

☐ Whitecliffs

If your submission covers more than one township, please write the name of the relevant township at the start of each section.

2. What are your views on the proposed development options for townships outlined in the Draft Area Plan/s?

I wish to make a submission regarding the Draft District plan for Darfield 2031.

I would like to see more encouragement given to the developers of a new subdivision to have a variety of section sizes, to suit all the different people who would wish to come into the district.

As houses age in the existing township sections owners are going to be looking at replacing these. Some may wish to add another home to the section – maybe a granny flat type of building for an aging parent, or for a younger member of the family to live in.

It would be ideal for these developers / home owners to easily be able to get their consents through for all aspects including the sewerage / septic issue. For smaller sections / units this may mean being able to share the septic tank facility.

With the proposed increase in housing and therefore population, is there any thought for the provision of a reliable, regular transport system to link up with Christchurch.

Also as Rolleston is being developed as the hub of the Selwyn area, is there going to be a public transport link to there or an upgrade of the roading to Rolleston from Darfield.

By that I am referring to the present turn off State Highway 73 into Hoskyns Road, plus the traffic build up which can occur at the Hoskyn's Road / Jones- Wards Road intersection for traffic from the Malvern area trying to turn right towards the traffic lights on SH1 to reach the Rolleston township. At certain times of the day this build up adds to the travel time.

I just hope that Darfield continues to develop and retain the pleasant feel that it has today.

Sally Brown.

S.M. Brown.

Darfield 7510

9th June 2016

Re Submission to Selwyn District Council

Malvern 2031 Draft Area Plan

I wish to make a submission regarding the Draft District plan for Darfield 2031.

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I just hope that Darfield continues to develop and retain the pleasant feel that it has today.

Sally Brown.





Submission Form

Draft Ellesmere and Malvern Area Plans

Title: *Mr* First Name: *FREDERICK*

Last Name: *BULL*

Address: *91 HORNDON ST DARFIELD*

Postcode: *7515* Town: *DARFIELD*

Contact Number: *021346955* Email: _____

For Council use: _____

*Required fields

Are you making this submission for an organisation? ☐ Yes, name of organisation: _____ ☒ No

Do you wish to attend a hearing to present your submission in person? ☐ Yes ☒ No

Preferred date: Ellesmere Area Plan hearings will be held in Leeston on Tuesday 5 July ☐
Malvern Area Plan hearings will be held in Darfield on Friday 8 July ☐

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☒ Darfield

☐ Coalgate

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☐ Springfield

☐ Doyleston

☐ Southbridge

☐ Arthur's Pass Village

☐ Glentunnel

☐ Lake Coleridge Village

☐ Whitecliffs

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2. What are your views on the proposed development options for townships outlined in the Draft Area Plan/s?

Refer attached A4 sheet.

91 HORNDON STREET
DARFIELD
7515

9/6/2016

SUBMISSION TO
SELWYN DISTRICT COUNCIL

Approximately one year ago I sent in a submission urging the Council to address the issue of "affordable" housing for the elderly in Darfield

Councillors agreed there was such a need but there does not appear to be any actual positive proposal to deal with this issue in the new Draft Plan.

The outlying areas are rated for new amenities in Rolleston which the majority of rural ratepayers will never use , surely it is time to consider some badly needed facilities in Darfield.

I understand the old Darfield Medical Centre was on Council land and was sold when the new Medical Centre was opened .

This site would have been an ideal area for development of affordable link housing for the elderly needing to be near to the town's amenities.

Sadly that opportunity was missed but there is another god sized section of land on North Terrace which would be ideal for such housing & it is for sale.

I would like to think that this time the Council could be "pro-active" and in some way see that this area is developed for the benefit of the elderly residents whose rates for many years have helped provide amenities for others .

I am not asking Selwyn Council to put rate money into a housing program, but I am asking that they encourage or regulate & take action now so that this need can be met.

Frederick Ashcroft Bull

A handwritten signature in cursive script that reads "Frederick Ashcroft Bull". The signature is written in dark ink and is positioned below the printed name.



Submission Form

Draft Ellesmere and Malvern Area Plans

Title*: _____ First Name: REG
 Last Name*: ANDERSON
 Address*: 70 HOMERUSH RD
 Postcode*: 7673 Town*: GLENTUNNEL
 Contact Number*: 033182803 Email: _____

For Council use: submission number

*Required fields

Are you making this submission for an organisation? ☐ Yes, name of organisation: _____ ☒ No

Do you wish to attend a hearing to present your submission in person? ☐ Yes ☒ No

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☒ Glentunnel

☐ Hororata

☐ Kirwee

☐ Lake Coleridge Village

☐ Sheffield/Waddington

☐ Springfield

☐ Whitecliffs

If your submission covers more than one township, please write the name of the relevant township at the start of each section.

2. What are your views on the proposed development options for townships outlined in the Draft Area Plan/s?

THE PLAN AND TIME FACTORS ARE NOT SET IN STONE BUT ARE ACCEPTABLE

I WISH TO ADD WE CONSIDER THE UNDERGROUNDING OF THE POWER WIRES SHOULD BE A PRIORITY (THE JOB ONLY HALF DONE)
RAILWAY TRACKS HAVE ROOM FOR EXTENDING SO ALLOWING FOR MORE SECTIONS ON ITS NORTH SIDE, BUT ONLY ONE ROW DEEP
OUR HALL BADLY NEEDS EXTENDING ITS UNDER EXTENSIVE PRESSURE FROM A GROWING SCHOOL AND IS BECOMING A POPULAR VENUE FOR WEDDING MEETING FUNERAL AND OTHER ACTIVITIES
A POLE LIGHT HAS BEEN ASKED FOR FOR A NUMBER OF YEARS, THIS AFFECTS FIVE PROPERTIES, (IN PHILLIPS ST ALL RATE PAYERS.)
THE MILLENNIUM WALKWAY, WHICH HAS A LOT OF INTEREST SHOWN IT, IS EXTREMELY IMPORTANT, DARFIELD HAS ITS HISTORICAL PLANTATION, WE HAVE OUR HISTORICAL MILLENNIUM WALKWAY, THE KEEPERS AT THE MOMENT ARE REFERRED TO AS THE LAST OF THE SUMMER WINE. SO PLEASE HELP TO SAVE

MALVERN 2031 draft area plan. DARFIELD.

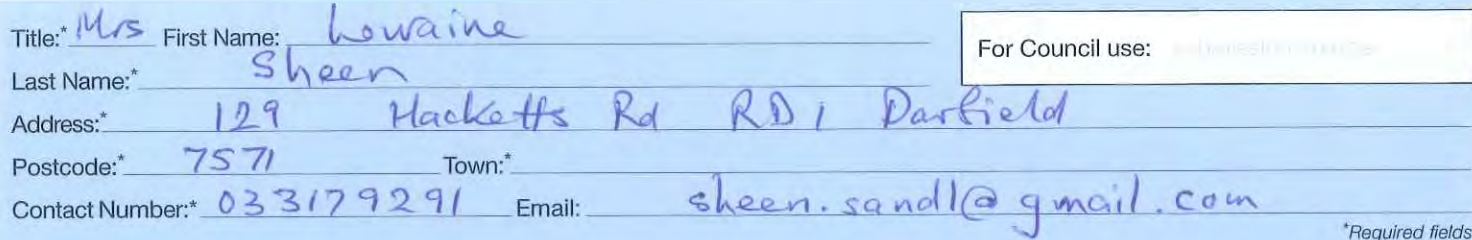
I support the urgent investigation of infill/intensification and the study of the issues in the suggested town centre study. I would like to see these linked to the development of a reticulated waste water management system which would greatly facilitate intensification. The longer this problem is left the more it will cost to implement. The current expansion boom is requiring waste water management to be double-charged on households who now have to provide their own solutions and will later be required to join a collective system. While the alternative of joint septic tank systems might work for smaller residential sections, for commercial and business activities such provision could limit future change and developments. Better to bite the bullet and be in once and for all with an up-to-date reticulated system which would open many opportunities in the town.

I would like to see more off-road, direct pedestrian routes into the town and would like these to be mandatory in all new subdivisions.

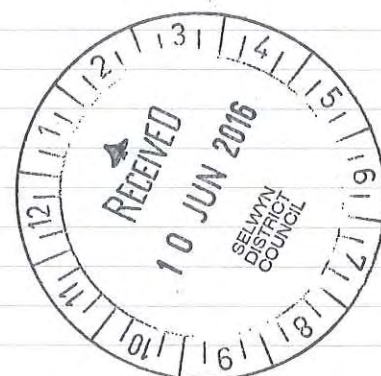
I would like to see more provision for smaller houses on smaller sections close to the centre of town suitable for the elderly and consider that these could be more easily provided for with the above reticulated waste system installed. Ideally these would be within walking distance of shops, community activities, medical centre and library.

Lorraine Sheen

Draft Ellesmere and Malvern Area Plans



*Required fields





Submission Form

Draft Ellesmere and Malvern Area Plans

Title: *Ms* First Name: *Catherine*
 Last Name: *Barnett*
 Address: *11 Greenings Rd RD Springfield*
 Postcode: *7681* Town: *Springfield*
 Contact Number: *033188228* Email: *catherine@3live.co.nz*

For Council use: submission number

*Required fields

Are you making this submission for an organisation? ☒ Yes, name of organisation: *Springfield Township Committee* ☐ No

Do you wish to attend a hearing to present your submission in person? ☒ Yes ☐ No

Preferred date: Ellesmere Area Plan hearings will be held in Leeston on Tuesday 5 July ☐
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If your submission covers more than one township, please write the name of the relevant township at the start of each section.

2. What are your views on the proposed development options for townships outlined in the Draft Area Plan/s?

A commercial zone on both sides of SH 73 from Savigley's Backpacker Accommodation etc to the far eastern of town to Drovers Cote to the far west end of town. Reason: this is a strategic growth plan & by allowing for future businesses, to establish in this strip it is a considered approach, planning for future growth.

There is a need for Light Industrial zoning to be available in Springfield for eg Contractors Yards, Loading ~~Yards~~ Workshops etc... Truckstops & the like. Maybe the bound by the rail line such as Blue Area on Figure 27, White City (Doc land behind Regent St adjacent to the rail line) or the Maroon Area on Figure 27, - a section of it adjacent to the rail line.

Agree that the bulk of ~~Microon~~ area is low density Residential. (SPR A2)

Agree that Green Area Fig 27 (SPRA3) is returned back to low density Living 2 development to reflect the true character of this section of land bounded by SH73, Pocock Rd & Annacale Road.

Agree that Orange Area Fig 27 (SPRA1) is zoned Residential Living 1 that complements the surrounding township.

There is a real need for a footpath / cycle lane along Tramway Rd between Pocock Rd & the Springfield School. The school population is growing & increasingly township living children as against Rural Living children. Currently we are teaching these children how to walk on the road which goes against all the Road Safety messages let alone the Health & Safety aspects of pedestrians walking on reasonably active roads. Also such would connect future developments on the finger of township western end to the township itself.

There is a surprise that recent residential subdivisions in the township have had no requirement to build footpaths.

The township is very busy with visitors over both summer and winter seasons. There is a real need for drivers to understand the speed limit of 50km. A flashing speed sign clearly showing the drivers speed as they enter the township needs to be installed on the eastern approach to the township. Ideally this should be a permanent fixture to the township.

To conclude, stop under-estimating the importance & value of Springfield Township to the mountains both in the summer & the winter seasons. As an indication of how busy the township is - the public toilets are the most public toilets used in the whole district. It is the last stop before the mountains & the first stop off the mountains. Whilst the township doesn't need to get large, it should still be able & allowed to service its visitors more adequately creating a few more local jobs in the process. This means a considered & clearly thought out planning approach with planning tools in place for Springfield, thus making it easier for future business owners & residents to build what is required to service our visitors. Please stop being short-sighted, look to the future & develop a plan that allows for strategic growth.

On a side note, Springfield has already exceeded the expectations of 1-2 houses being built a year. Allow the township to grow but in a considered manner & consider its value to the mountains!

13 June 2016

SUBMISSION ON THE DRAFT MALVERN 2031 AREA PLAN

TOWNSHIP THAT THIS SUBMISSION APPLIES TO: CASTLE HILL

SUBMITTER: Castle Hill Adventure Tours Limited

ADDRESS FOR SERVICE: Planning Solutions Ltd
PO Box 109
CHRISTCHURCH 8140
Ph. 03 379 7458 & 027 253 7458
Email plansol@xtra.co.nz
Attention: John Cook

Do you wish to attend a hearing to present your submission in person: Yes

Preferred hearing date: Malvern Area Plan hearings to be held in Darfield on Friday 8 July.

BASIS OF THE SUBMISSION

1. Castle Hill: Concept Plan (Page 40)

- 1.1 The need to include within this Castle Hill concept plan the scaled version of the approved site plan for the proposed Castle Hill golf course and camping ground development. This proposal was granted Council land use consent approval only back in May 2015 by an Independent Hearing Commissioner. This therefore warrants inclusion within this concept plan as an integral part of the overall Castle Hill Village setting.
- 1.2 While this plan does include the notation 'Castle Hill Camping Ground and Golf Course', this in itself does not provide any form of public guidance on what has recently been approved by the Council. A more meaningful inclusion would be the scale site plan in its setting adjacent to the existing Castle Hill Village.
- 1.3 The revised version of this concept plan in the context of this submission is attached.

2. Castle Hill: Business Land Capacity (Page 42)

- 2.1 Amend the first paragraph in this section by adding the following sentence after the words 'State Highway 73':

"Both the golf course and camping ground proposals, together with their ancillary services, will when established provide for potential future employment opportunities for Castle Hill residents. This is in terms of the range of accommodation types able to be provided, the provision of associated hospitality facilities, and the hire of recreation equipment."

- 2.2 Add the further sentence at the end of the last paragraph after the words ‘business greenfield land’:

“.. , other than that comprising the approved golf club and camping ground site.”

3. Castle Hill: Opportunities and Issues Plan (Page 43)

- 3.1 As with the ‘Castle Hill Concept Plan’, recognition should also be given to the site of the approved golf course and camping ground development within the ‘Castle Hill Opportunities and Issues Plan’. Within this area should also be identified the potential further development opportunities in terms of enhanced recreation, tourist/visitor accommodation and ancillary activities that arise following on from the initial approved development for which the Council land use consent has been forthcoming.

- 3.2 In the key box on this plan, the following notation in respect of this submission should be added:

“CH A2: Potential for further recreation, tourist/visitor accommodation and ancillary activities to supplement that already approved in the granted resource consent.”

- 3.3 The revised version of this ‘Opportunities and Issues Plan’ in the context of this submission is attached.

4. OPPORTUNITIES AND ISSUES (page 44).

Opportunity: ‘Natural Environment and cultural heritage’

- 4.1 To the above section add the following further bullet point: (page 44)

‘ - Encourage the opportunity for a range of differing recreation, accommodation and ancillary facilities to be established within the approved golf course and camping ground area that will nestle into, and complement, the surrounding natural environment.’

Issue: Population, growth, capacity and urban form

4th bullet point:

- 4.2 Be amended so to make reference to the golf course as this was also an integral part of the overall development, and
- 4.3 Delete entirely the second sentence. On the matter of the intervening state highway, no traffic concerns were expressed by NZTA to the approved golf course and camping ground proposal. It is therefore hypothetical to suggest that any further increase in development on this property may bring about any traffic-related concerns.
- 4.4 Therefore this bullet point should read as follows:
- *“The consenting of the golf course and camping ground in the High Country zone has effectively doubled the size of the township area which now separated from Castle Hill Village by State Highway 73.”*

5th bullet point

- 4.5 The need for the Council to be more explicit what is meant by this statement regarding Mana whenua expressing concern over further development on the east side of SH73 that *‘may encroach on culturally very significant areas where additional camping or other development is considered inappropriate’*.

- 4.6 Is it intended to be in the context of the approved golf course and camping ground development, or is that concern focused on other land elsewhere on the same side of SH73? At present this statement is ambiguous and provides no meaningful guidance.

Issue: Transport. (Page 45)

1st bullet point

- 4.7 This statement be amended so the word 'poor' in the second sentence is replaced with 'limited'.
- 4.8 The provision of the new intersection of the new entranceway required for the combined camping ground and golf course will be subject to a full engineering design to ensure that traffic, cycling and pedestrian safety will be maintained. While noting that there will be only the single access point servicing the site on the east side of SH73, it is better described as 'limited' as opposed to 'poor'.

5. POSSIBLE FUTURE DEVELOPMENT OPTIONS (Page 46)

- 5.1 Add the following section:

Castle Hill area 2 – CH A2 (being the site of the approved camping ground and golf course)

A potential future area for further development that could be undertaken in conjunction with the already approved camping ground and golf course proposal. This would be contingent on future demand for such facilities and ensuring that environmental standards associated with this high country setting can be maintained.

Advantages

- *Only a very small portion of this site (being adjacent to the SH73) is located within an Outstanding Natural Landscape Area while the balance land is within a Forestry Exclusion Area as identified in the District Plan.*
- *Is adjacent to the existing Castle Hill Village.*
- *Has good visibility in both directions along SH73 to ensure traffic safety.*
- *Offers panoramic views and receives extensive amounts of sunshine.*
- *Gentle terrain.*
- *Readily available servicing connections.*

Disadvantages

- *Ongoing requirements to ensure traffic safety associated with SH73.*

6. CONCLUSION (Page 46)

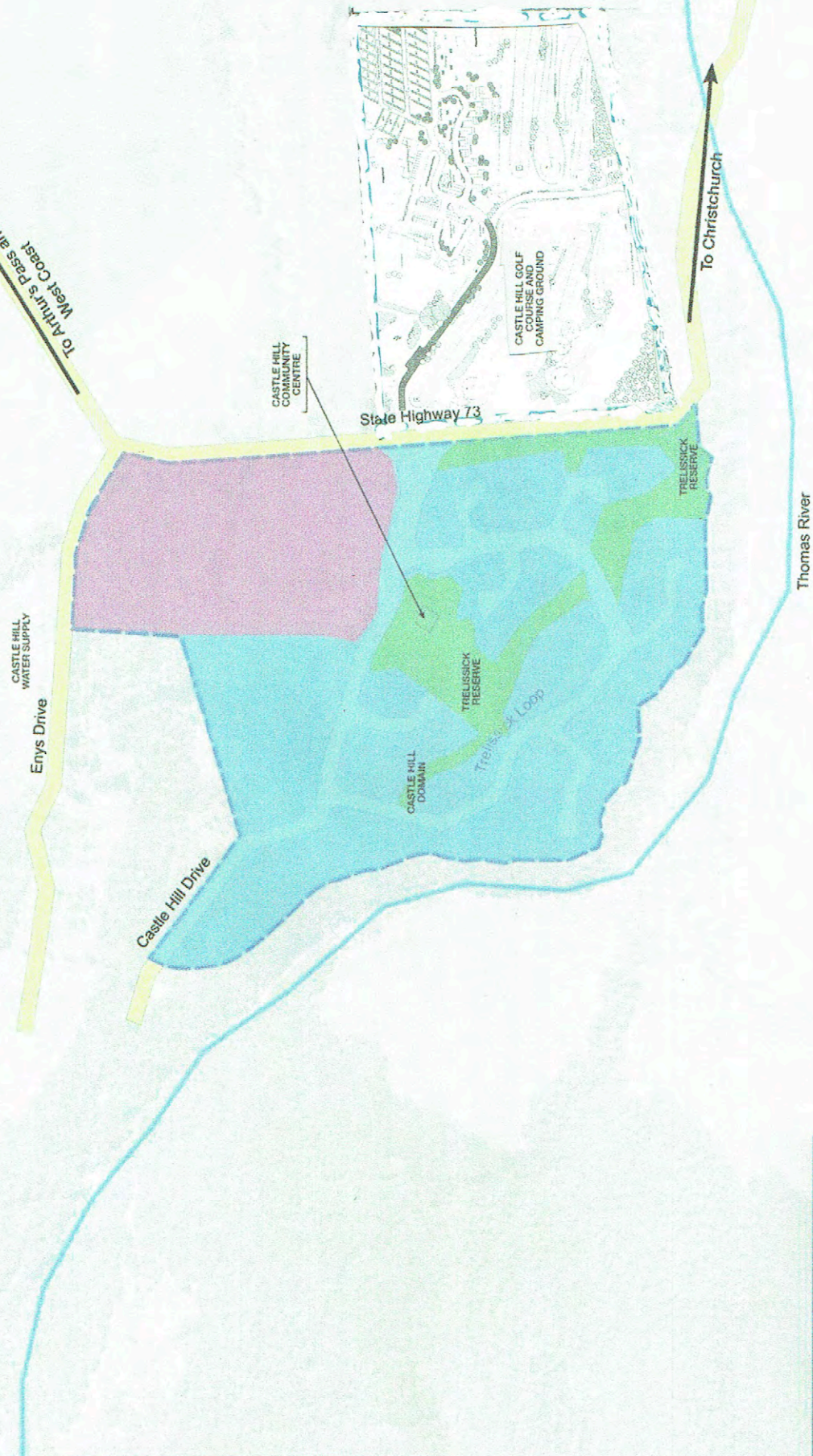
- 6.1 Amend the following paragraph within the 'Conclusion' selection to give effect to this submission:

'The retention of the current township boundary through to 2031, together with the inclusion of the site for the approved golf course and camping ground development, is consistent with the principles contained in Chapter 5 of the CRPS, the District Growth

Strategy Directions and the Area Plan Principles, which reinforce the need to manage growth in an integrated and consolidated manner while avoiding the social, economic and environmental impacts associated with dispersed settlement patterns.'

Castle Hill Context Map

Figure 12



RECREATION

RESIDENTIAL

RETAIL/COMMERCIAL

▲

NORTH

Castle Hill Opportunities & Issues



Figure 13

Submission on Draft Malvern 2031 Area Plan

Selwyn District Council

To: Selwyn District Council
Address: Area Plan Submissions
Freepost 104 653
PO Box 90
Rolleston 7643
Email: areaplans@selwyn.govt.nz

Submitter: New Zealand Defence Force
Contact Person: Rebecca Davies, Senior Environmental Officer

Address for Service: New Zealand Defence Force
C/- Tonkin + Taylor
PO Box 2083
Wellington 6140

Phone: +64 21 445 482
Email: rebecca.davies@nzdf.mil.nz

Introduction and background

Thank you for the opportunity to comment on the Malvern 2031 Draft Area Plan. NZDF has taken this opportunity to outline the key matters for consideration as part of this Area Plan process.

NZDF owns and operates the Glentunnel Ammunitions Depot (the Depot), located near the Glentunnel township, on Turnbolls Road. The Depot is designated in the Selwyn District Plan (Ref. DE2 16) for '*Defence Purposes – Ammunition Storage Depot*'.

The Depot is located on 301 hectares. NZDF first occupied the site during World War II, and construction was completed in 1943. NZDF closed the Depot and vacated the site in 1968. In 1991, NZDF purchased the site back, and the site is currently used for the storage of ammunition and as a demolitions range for the purpose of detonating expired ammunition for both NZDF and the public.

Therefore, NZDF would like to identify itself as a stakeholder in the area and wishes to be part of the Area Plan process.

Recognising significant infrastructure

The Depot is considered to be nationally significant infrastructure and it is important that the Area Plan identifies and provides for the Depot as such. Defence facilities, including facilities like the Depot, are defined as 'strategic infrastructure' and 'regionally significant infrastructure' in the Canterbury Regional Policy Statement. The Area Plan, although a non-statutory document, should also reflect this. While NZDF currently does not have specific development or renewal plans for the Depot, this is a possibility into the future. It is essential that the plan provides for such an opportunity, along with ensuring that infrastructure essential to the ongoing operation of the Depot is supported (e.g. appropriate transportation linkages and networks).

NZDF suggests recognition of the Depot and the infrastructure necessary for its ongoing and efficient operation is included in both the Introduction section and the Opportunities and Issues section of the Glentunnel Chapter of the Area Plan. NZDF's suggested wording is provided below:

Introduction:

The Glentunnel Ammunitions Depot is a 301 hectare site on Turnbolls Road. It is designated in the Selwyn District Plan. The site is used by the New Zealand Defence Force (NZDF) for both the storage of ammunition and as a demolitions range for detonating expired ammunition for NZDF and the public.

Opportunities:

The Glentunnel Ammunitions Depot is an important asset for NZDF and the wider community.

Issues:

The current and future operation of the site should therefore be enabled through provision of appropriate transport networks and by managing future development in the surrounding area so as to avoid reverse sensitivity issues.

Reverse sensitivity

We also note that reverse sensitivity is a major consideration for all Defence facilities across the country. This is particularly relevant to the Depot and appropriate recognition is needed for the activities undertaken on the site, to ensure that they can continue without vulnerability of complaint from new land uses or users. NZDF would like to ensure that any plans for development in the Glentunnel area give appropriate consideration to the Depot.

NZDF **wishes to be heard** in support of this submission.

If others make a similar submission, **we will consider** presenting a joint case with them at the hearing.



Person authorised to sign
on behalf of New Zealand Defence Force

Date 13/06/16

Submission on Draft Malvern Area Plan

Paul Cossey – Chairperson, Two Rivers Community Trust

15 Greendale Road, Darfield 7510 Ph 03 3187360

Yes to hearing in Darfield 8 July

Our submission mainly applies to Darfield and the Malvern District, but has implications for the whole Selwyn District.

We are a relatively new Community Trust connected to the Darfield Baptist Church. We formed in 2013 in order to provide a structure to engage in more community activities and to be able to advocate and speak up for a broader sector of the community. We have 4 focal points around social housing, youth, community support and food resilience.

Our Social Housing goal is for *people to have choice around affordable, healthy housing, appropriate to their needs*. We want to see a *resilient community where people belong, contribute and flourish*. Much of the housing development looks to shut people on lower incomes, or who have low equity, out of the home ownership market due to the cost of sections and the restrictive covenants by developers. Just as there is a requirement from the council to provide services and parklands in any new development, we believe they should use their influence to ensure a range of sections sizes, and house size and material costs, to ensure all communities have a broad range of affordable housing options.

Action: Ensure developers provide a range of sections sizes, house size and material costs to reflect a broad range of affordable housing options.

We have some aspirational goals around providing and/or managing social housing in Darfield for the Malvern District. We are concerned that there is a lack of social housing whereby people who need to be supported and resourced to get back on their feet can be provided with wrap-around-help that is a respectful partnership.

Malvern has a growing number of waged people on lower incomes providing services to the farms and businesses here. With an increased rental cost, many people are sharing housing, or living in lower standards or less maintained accommodation. The demand placed on housing stock (both ownership and rental) following the earthquakes and population shift to Selwyn, has increased cost beyond the increase of wages for these people.

To our knowledge there are no Housing NZ homes in the entire Selwyn District. We believe this leaves a significant gap in Selwyn's and in particular Darfield's rental housing stock. There should be the provision for people on lower incomes and those who need to further develop social, financial, family and practical skills. We would support the council in making a submission to Central Government about providing social housing not only for Darfield,

but also other service centres across Selwyn. We have a broad range of volunteers who are willing to engage and support others in crisis or who are putting their hand up for help.

Action: Approach Central Government for the provision of social housing in the service centres across Selwyn.

A number of our Trustees and volunteers have experience and relationship with effective models such as Vision West in West Auckland, Habitat for Humanity, Haunui Trust and Archer Memorial Rest Home.

Many such services are only available in large centres (eg Christchurch), but a smaller community, such as Darfield, with good social structures, schools and employment opportunities is an ideal place to maintain good support and develop community. There are many people who feel they must leave small rural communities in order to access the services or resources they need. We believe that enabling people to stay in Darfield with its many amenities would be preferable to them being uprooted and dealing with the higher cost of living and isolation of city living.

As there is no Housing NZ stock in the district, we would gladly consider managing existing Council owned property in Darfield under a Memorandum of Understanding for the purpose of providing the hand up needed and ensuring the rental is appropriate for the income, so there is no need for overcrowding. We would ask there be a moratorium on selling Council owned housing stock in order to properly assess the social housing needs in the Malvern District. We intend to be in a position in the medium term to own a small amount of social housing stock, that ensures that people have choice around affordable, healthy housing, appropriate to their needs, and offers the social and practical support by local people.

Action: A moratorium on selling Council owned housing stock in order to properly assess the social housing needs in the Malvern District.

Likewise, many elderly people cannot access the appropriate housing or care needed and find they need to relocate into Christchurch or to where family are. Darfield is an excellent sized town with easy access to groceries, Postshop, Library and a host of recreational activities. It seems prudent to us, to ensure people who have spent considerable years working, living and serving in the District have some choice about accessing housing or care in the District appropriate to their needs in their senior years.

We would advocate that there is a place for the council to actively support or encourage the development of a residential senior care facility to meet the demand of the District. This would also enable family members in the Malvern District to have closer links to parents and loved ones requiring senior residential care.

Action: To actively support or encourage the development of a residential senior care facility to meet the demand of the Malvern District.

The Planning and Regulatory Manager
Selwyn District Council
P.O. Box 90
Rolleston

Re: Planning Review Ellesmere and Malvern Townships.

Dear Sir

On behalf of Coalgate Properties, I am writing specifically in relation to 133 Bridge Street.

Background

This property was purchased by 4 individuals, including myself, approximately 20 years ago. At the time of purchase, the site was zoned *Urban* under the Malvern District Plan and we had a view to develop a small residential subdivision. Since this time, the zoning of the site has been changed to *Rural*. This change to zoning has reduced the potential use of the site, and has reduced its value. This has resulted in significant frustration and financial loss to myself, and our group.

In the current scheme presented for discussion in the "Draft Malvern Area Plan, Coalgate Chapter" the Council are proposing to change the zoning of our site to *Business*. We submit a request that the zoning be changed back to a Living Category.

Future Planning

Within the Draft Malvern Area Plan, the Council have expressed development constraints at this site. The main constraint is the negative effects of reverse sensitivity from the neighbouring Bentonite plant. There are two significant business enterprises in Coalgate; The Stockyards and the Bentonite Plant. In discussions with Coalgate residents they indicate that the stockyards are the most significant contribution to adverse noise, odour, and heavy truck movements. A resident I have held a discussion with who lives on the south side of the Bentonite plant indicate he would not know from one day to the next, whether it was operational or not.

Selwyn District Council have approved the construction of a new dwelling between the Bentonite plant and 133 Bridge Street, adjacent to the boundary of 133 Bridge Street. I need to therefore question this inconsistency between the zoning of two adjacent property sites. I query how the effects the Bentonite Plant vary between 133 Bridge Street and its neighbouring properties; particularly those who reside closer the plant.

Infrastructure Development for a Residential Subdivision

This site can be readily serviced by power, water and telephone communication, and has sealed road access. The site is serviced by nearby reserves and sporting facilities. Reserves are provided on the east side of Coalgate and at Glentunnel with play grounds and a golf course. The site is fronted by a state highway but access would likely be made off Bridge Street to a small cul-de-sac.

Business Zone Prospects

The principal reason I object the Business Zone allocation, is that there is no demand for additional businesses in the Coalgate area. This property has been on the market for 7 months, even under its current and proposed zoning there has been no interest. We have knowledge of business activity in the area and would suspect that the Rural and Business zoning both represent a limited opportunity.

This opinion has been supported by the Draft Malvern Area Plan as stated "an existing established business (an automotive garage) serves the local needs of the township" and "relatively limited opportunities are able to be facilitated in Coalgate through the Area Plans based on the small population base of the township and its status under Selwyn 2031".

Why a Living Zone?

This is where the opportunity exists. We have had discussions with land developers in Darfield and they indicate that sales are continuing at a steady rate; on the back of the continued developments in the area. We would anticipate that this site would allow residents to purchase a property at a reasonable cost. With our proposal of Living Zone development, we would landscape the site and enhance the entrance to this proud and vibrant township.

If you require additional information in relation to this matter would you please advise me.

Yours Faithfully



Peter Bond

Director Coalgate Properties (struck off)

From: submissions@selwyn.govt.nz
To: [Submissions](#)
Subject: Form 5 Submission
Date: Saturday, 11 June 2016 11:46:37 a.m.

**** Your Details ****

Proposed Plan Change No: : District Plan
First Name: : Rob
Surname : Lawrence
Organisation Name :
Contact Name :
Email Address : birdman22@xtra.co.nz
Box/Road/Street Number and Name/Property Name : 224 Horndon Street
Suburb : Canterbury
Town/City : Darfield
Post Code : 7510
Phone Number : 0272869007
Fax Number :

**** Submission ****

My/Our Submissions is: : In General terms I urge the council planning process to maintain:

- *The Objectives in B1 for both township and rural developments and planning.
 - * Retain of natural flora and vexation to assure wildlife corridors can be preserved.
 - * seek to improve water quality standards through a balanced approach to economic activities. Dairy issues must be addressed.
 - * Encourage Policy B2.1.10 is a primary focus continued support for road safety initiatives i.e. Dan Harker stop sign alerts
 - *B2.1
- TRANSPORT NETWORKS — ISSUES 3 and 6 I urge consideration of rail transport options for the public. Selwyn has use features with existing rail infrastructure that COULD enable effective transport options (it is never cheaper than now) Taking the option that is too expensive is limiting the options. Future trends in technology are moving at warp speed. This district needs to prepare for increased tourism and the future trends for electric cars (self driving charging stations)
- * I urge all planners to consider attendance at the Nov 14,15,16 2016 Singularity University event Please check out <http://www.singularityunz.com>
 - * Congratulations for IZone and the look to the future that development provides
 - * DO not Consolidate with CCC

Thanks

Regards Rob Lawrence

I/We seek the following decision from the Council for the following reasons : I urge the council to attend <http://www.singularityunz.com>

The trend of change is exponential be prepared

If you are attaching your submission separately, do so here : No file uploaded

Supporting Information : No file uploaded

**** Hearing Options ****

Do you wish to be heard in support of your submission : No

If others are making a similar submission would you consider presenting a joint case with them at the Hearing :
Maybe

**** Trade Competition ****

Trade Competition Declaration : I am directly affected by an effect of the subject matter of the submission that does not relate to trade competition or the effects of trade competition

From: submissions@selwyn.govt.nz
To: [Submissions](#)
Subject: Form 5 Submission
Date: Sunday, 12 June 2016 10:46:57 p.m.

**** Your Details ****

Proposed Draft Policy: : Sewerage

First Name: : Helen

Surname : Loe

Organisation Name :

Contact Name :

Email Address : hlthegums@xtra.co.nz

Box/Road/Street Number and Name/Property Name : 429 Kimberley Road

Suburb : Kimberley

Town/City : Darfield

Post Code : 7571

Phone Number : 03-3188373

Fax Number :

**** Submission ****

My/Our Submissions is: : Sewerage

Houses in Darfield area are currently serviced by Septic Tanks, and the town lacks sewer and waste water system.

Until the development of a sewerage scheme takes place development of smaller sections will be limited. With the serious shortage of smaller homes now, alarm bells should already be ringing as to the importance of the development of a sewerage scheme.

Movement in this direction along with Council publishing information as to how far plans have developed is needed in fairness to future development.

Mens Shed

With the popularity of Darfield as a retirement destination, would ask Council to consider funding assistance and allocation of land towards the establishment of a Mens Shed.

Smaller Sections

N Zs population is ageing, People are Living longer . With Darfield a popular retirement destination for people from the Malvern area and beyond along with a number from overseas this expansion is very evident in the community especially the portion of population aged 65 and over, and likely to continue. This will further pressure demand of available smaller affordable homes well above current levels where there is a severe shortage of 1 & 2 bed room dwellings on smaller sections.

Adjustment to District Plan is necessary to serve this need.

I/We seek the following decision from the Council for the following reasons : With the serious shortage of smaller homes now, alarm bells should already be ringing as to the importance of the development of a sewerage scheme.

Movement in this direction along with Council publishing information as to how far plans have developed is needed in fairness to future development.

If you are attaching your submission separately, do so here : No file uploaded

Supporting Information : No file uploaded

**** Hearing Options ****

Do you wish to be heard in support of your submission : No

If others are making a similar submission would you consider presenting a joint case with them at the Hearing :

Yes

From: submissions@selwyn.govt.nz
To: [Submissions](#)
Subject: Form 5 Submission
Date: Monday, 13 June 2016 8:33:56 a.m.

**** Your Details ****

Proposed Plan Change No: : Darfield Area Plan
First Name: : Rob
Surname : Lawrence
Organisation Name :
Contact Name :
Email Address : birdman22@xtra.co.nz
Box/Road/Street Number and Name/Property Name : 224 Horndon Street
Suburb : Canterbury
Town/City : Darfield
Post Code : 7510
Phone Number : 0272869007
Fax Number :

**** Submission ****

My/Our Submissions is: : I support the expansion and maintenance of Native vegetation in this area to assure corridors for wildlife. the benefits of pest control are loss if wildlife can not move freely between areas with Canterbury.
Due to the unique geological features that under lie Darfield the use of septic tank or small consolidated septic or biological treatment systems can be considered for the longer term developments in this area.
Transportation options should consider the use of rail and electric vehicle infrastructure as an important priority.

I/We seek the following decision from the Council for the following reasons : Consider attendance in the Nov 2016 Singularity University Summit to inform staff on the changes coming with exponential growth in technology and commerce.
If you are attaching your submission separately, do so here : No file uploaded
Supporting Information : No file uploaded

**** Hearing Options ****

Do you wish to be heard in support of your submission : No
If others are making a similar submission would you consider presenting a joint case with them at the Hearing :
Maybe

**** Trade Competition ****

Trade Competition Declaration : I am directly affected by an effect of the subject matter of the submission that does not relate to trade competition or the effects of trade competition



Submission Form

Draft Ellesmere and Malvern Area Plans

Title: * MRS First Name: JOANNE M
 Last Name: * FRECKER
 Address: * PO Box 355 Mosman New South Wales Australia
 Postcode: * 2088 Town: * Springfield (site of NZ property)
 Contact Number: * +612 9409 2500 Email: jo@frecker.com.au

For Council use:

* Required fields

Are you making this submission for an organisation? ☐ Yes, name of organisation: _____ ☒ No

Do you wish to attend a hearing to present your submission in person? ☐ Yes ☒ No

Preferred date: Ellesmere Area Plan hearings will be held in Leeston on Tuesday 5 July ☐

Malvern Area Plan hearings will be held in Darfield on Friday 8 July ☐

Note: If you are submitting on both Area Plans, you may present at either location. Presentations on submissions should be kept to a maximum time of 15 minutes. We will contact you to confirm a time for your presentation.

Submissions must be returned by 12 noon, Monday 13 June 2016.

This submission can be returned to: Freepost 104 653, Area Plan Submissions, PO Box 90, Rolleston 7643

Submissions can also be emailed to: areaplans@selwyn.govt.nz or made online at www.selwyn.govt.nz/areaplans.

The Council invites your feedback on the proposals outlined in the Draft Area Plans.

1. Which area/s does your submission apply to: ☐ Ellesmere ☒ Malvern

Which township/s does your submission apply to:

☐ Ellesmere Area (all townships)

☐ Dunsandel

☐ Malvern Area (all townships)

☐ Castle Hill

☐ Hororata

☐ Sheffield/Waddington

☐ Leeston

☐ Rakaia Huts

☐ Darfield

☐ Coalgate

☐ Kirwee

☒ Springfield

☐ Doyleston

☐ Southbridge

☐ Arthur's Pass Village

☐ Glentunnel

☐ Lake Coleridge Village

☐ Whitecliffs



If your submission covers more than one township, please write the name of the relevant township at the start of each section.

2. What are your views on the proposed development options for townships outlined in the Draft Area Plan/s?

Constraints on the growth of Springfield have been:

(a) local water supply;

(b) lack of a town sewerage system; and

(c) for commercial development, shortage of parking off the highway in the centre of town.

I understand that the problem with (a) is being overcome by plans for a new water reservoir. Problems (b) and (c) remain.

However, with my recent development of 124 Annvale Road, an acceptable solution to the sewerage problem was an

on-site effluent irrigation system. This takes a significant part of the land and better solutions need to be explored.

Strip development along Highway 73, either residential or commercial, is undesirable. For more commercial development, land in the centre of town needs to be re-classified as Business 1 or 2.

Closer residential development within the existing town boundaries will be constrained by the sewerage problem. Residential development within the area bounded by Highway 73, Annavale Road and Pocock Road, where there is more space for individual sewerage systems, is a clear alternative.

If State Highways does not want more points of ingress and egress onto Highway 73, residential development could take place along the Western side of Pocock Road. Also, the Greenings Road reserve joining Pocock Road could be opened up as a narrow through road to allow more residential development. Re-zoning to allow smaller section sizes and further subdivisions would be necessary to promote this residential development in the Pocock Road-Greenings Road precinct. (SPR A3 7.9 27)

Further subdivisions and more sections with their entrances on Annavale Road may be considered undesirable as this would create more traffic on Annavale Road (currently unsealed) and more use of the Annavale Road intersection with Highway 73, which is dangerously situated on a curve in the Highway.

Overall, I support more commercial development within Springfield and more residential development in selected areas on the fringe of it.

Joanne M. Frecker Joanne M. Frecker
13/6/2016

Submission Form

Draft Ellesmere and Malvern Area Plans



Title: * MR First Name: DON

Last Name: * GILLANDERS

Address: * 1115 CLINTONS ROAD

Postcode: * 7571 Town: * DARFIELD

Contact Number: * 027 8496 991 Email: dbgillanders@xtra.co.nz

*Required fields

For Council use:

Are you making this submission for an organisation? ☐ Yes, name of organisation: _____ ☐ No

Do you wish to attend a hearing to present your submission in person? ☐ Yes ☒ No

Preferred date: Ellesmere Area Plan hearings will be held in Leeston on Tuesday 5 July ☐
 Malvern Area Plan hearings will be held in Darfield on Friday 8 July ☐

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 Submissions can also be emailed to: areaplans@selwyn.govt.nz or made online at www.selwyn.govt.nz/areaplans.

The Council invites your feedback on the proposals outlined in the Draft Area Plans.

1. Which area/s does your submission apply to: ☐ Ellesmere ☐ Malvern

Which township/s does your submission apply to:

- | | | |
|---|--|---|
| <input type="checkbox"/> Ellesmere Area (all townships) | <input type="checkbox"/> Leeston | <input type="checkbox"/> Doyleston |
| <input type="checkbox"/> Dunsandel | <input type="checkbox"/> Rakaia Huts | <input type="checkbox"/> Southbridge |
| <input type="checkbox"/> Malvern Area (all townships) | <input checked="" type="checkbox"/> Darfield | <input type="checkbox"/> Arthur's Pass Village |
| <input type="checkbox"/> Castle Hill | <input type="checkbox"/> Coalgate | <input type="checkbox"/> Glentunnel |
| <input type="checkbox"/> Hororata | <input type="checkbox"/> Kirwee | <input type="checkbox"/> Lake Coleridge Village |
| <input type="checkbox"/> Sheffield/Waddington | <input type="checkbox"/> Springfield | <input type="checkbox"/> Whitecliffs |

If your submission covers more than one township, please write the name of the relevant township at the start of each section.

2. What are your views on the proposed development options for townships outlined in the Draft Area Plan/s?

DARFIELD

specific concerns:

- future development:- satisfied with status quo regarding our land holding telegraph/creyke/greendale roads zoning, (as yet undeveloped)
- May look favourably on a zoning change to "business" for our Cridgers road land holding - to allow smaller section (currently 110.2g zone 2. (5000 m²) - too large for this area!!

General Concerns.

- Although some areas are undeveloped Darfield seems to have adequate supply of zoning for the near future
 - with the exception of sections sizes between 600 m^2 to 3000 m^2
- No more 4 ha (10 acre) subdivisions \Rightarrow wasted land.
- encourage in-fill of existing large sections.
- township parking.
- heavy traffic through town centre.



Submission on Draft Malvern Area Plan

Operation Homer

June 2016

Selwyn District Council

SELWYN DISTRICT COUNCIL

SUBMISSION ON DRAFT MALVERN AREA PLAN

Submitter Details

Name: Operation Homer

Postal address: C/- Aston Consultants Ltd
Resource Management and Planning
PO Box 1435
Christchurch 8140

Email address: fiona@astonconsultants.co.nz

Phone Number: 03 3322618

Mobile Number: 0275 332213

Contact Person Fiona Aston

I would like to be heard in support of this submission.

Preferred hearing date: Darfield 8 July 2016

Submission:

My submission applies to the Malvern Area Plan (MAP), and in particular but not limited to Springfield township.

I support in principle the Draft Malvern Area Plan and in particular:

- identification of Springfield Area 2 (SPR A2), as a low density residential area as a, subject to the amendments set out below:

Relief Sought

- 1) Amend the overall Area Plan approach to identify preferred development areas rather than possible future development options, with urban zoning to be implemented through the District Plan Review.

- 2) Consistent with the above, identify SPR A2 and balance of block to west (ie the 39 ha site shown on the 2006 concept plan attached as **Appendix A** and legally described as RS 39367 and Pt RS 9817 & 14416 for a mixed density residential area, with potential for higher densities closer to Pocock Road and lower density on the Rural Outer Plains boundaries. Suggest zone L1 with minimum average lot size of 800m² and requirement for minimum average lot size of 1 ha for sites sharing a boundary with a Rural Zone.
- 3) Any consequential amendments to the MAP to give effect to the intent of this submission.

Submitter/Background

The submitter has an interest in Springfield Area 2 (west of Pocock Rd and north of Annavale Rd). Operation Homer applied for resource consent in 2006 to subdivide the site and adjoining land to the west, held in to the same title (total 39.1326 ha) into 21 lots ranging in size from 1ha – 1.052 ha with one larger central lot – 9.866 ha) to be developed as an open space reserve for the benefit of individual lot owners (for walking, horse riding etc). The central reserve was to contain a small lake with picnic area, walking and riding tracks and be fully landscaping and managed by a body corporate. Farm buildings would also be sited on proposed Lot 21, to house communal farm machinery such as tractors (see **Appendix A**).

An alternative less preferred layout was to subdivide the 39 ha site into 21 lots ranging in size from 1 ha – 1.206 ha, with one larger lot (9.337 ha) to be amalgamated with Lot 13 (1.032ha). (**Appendix B**).

All lots were to be serviced with reticulated water and onsite septic tanks, given that Springfield does not have reticulated wastewater. A 50m dwelling setback from Midland Railway line was proposed.

An appeal by the applicant against the SDC decision to decline the resource consents (for subdivision and land use for a dwelling on each rural residential lot) was rejected by the Environment Court in 2007. The principal reason was that the proposal would not maintain the rural character of the site and locality, given the Outer Plains Rural Zoning which anticipates a minimum dwelling density of 1 house per 20 ha. It is also noted that the proposal was considered to be inconsistent (but not contrary to) a number of relevant District Plan objectives and policies,

principally relating to residential density and maintenance of rural character.

The above planning history establishes that a rural residential/urban development proposal for the site under the current District Plan framework needs to be considered as a plan change for change of zoning not a resource consent under the current Operative Plan Rural zoning. This matter is further substantiated in the Environment Court decision ruling - *Operation Homer Ltd Vs Selwyn District Council C100/2007 NZEnvC 255 (31 July 2007)*, where the following was reported:

...In this case we have concluded that the Proposed Plan quite simply contemplates that there might be resource consents granted for development at higher densities in the rural area around townships where the Council (or the Court on appeal) is satisfied that the rural character of the area can be maintained. If not then a plan change under the townships provision is contemplated.

Accordingly, we have concluded that the Plan's clear intent is that the higher the density and/or the greater the scale, the more likely it is that such a density should be attained by way of a plan change to the township provisions rather than by a resource consent in the Rural Zone.¹

Therefore it is considered that the MAP and District Plan Review are the appropriate method for indicating and implementing the most appropriate zoning for the site.

We also understand that a Plan Change request for the subject site (and adjoining area) has been prepared. The Plan Change however was never formally submitted to Council on the grounds of (at the time) unresolved water capacity issues – that being that at the time there was a shortage of water for the urban area as the water supply was divided between the township and rural supply. We understand this matter has now been largely resolved (see further discussion below under 5 vi). We understand the draft plan change request included geotech and site contamination reports which confirm that the site is suitable for residential development. It also included a proposed Outline Development Plan attached as **Appendix C**.

Explanation – Reasons for in principle support

- 1) The identification of preferred development areas in the MAP provides direction and certainty to the community, development sector, service providers and land owners with respect to what urban development is anticipated and planned for within the Area Plan area.
- 2) It is not appropriate and contrary to the RMA (including Part 2, s31, s32 and s72-76) to rely on private plan change requests to implement zoning of the development areas shown in the Malvern Area Plan. The DPR should rezone these areas. A DP must state the objectives for the District and policies and rules to implement the same. A key objective will address how to respond to future growth and development of the District in a manner consistent with Part 2.
- 3) It is contrary to the purpose of the RMA in enabling people and communities to provide for their economic and social welfare to rely solely on private plan changes to facilitate future urban growth when there is a DPR underway. This is not the most appropriate method and is inefficient and ineffective compared to DPR rezoning land (especially where the landowner actively supports zoning and assists in providing required technical supporting information). Applicants have the added costs of funding all Council costs in assessing a private plan change whereas if included in the DPR, these costs are borne by the Council. Ideally applicants should retain either option, so that if they want to progress rezoning more quickly than through the DPR process, this is possible through a private plan change request (both options are available under the Christchurch Replacement District Plan Review process).
- 4) In accordance with Clause 25 4(b) of Schedule 2 of the RMA, a local authority may reject a private plan change request if within the last 2 years, the substance of the request or part of the request has been considered and given effect to, or rejected by, the local authority or the Environment Court; or the District Plan has been operative for less than 2 years. This means private plan change rezoning requests relating to any land within the Malvern and Ellesmere area may be rejected by the Council for the period from notification of the DPR up to 2 years after the Selwyn District Plan is made operative. This will in effect, 'preclude' rezoning and prevent further urban development for several years (up to 2020 and beyond, depending on the length of the DP Review process). It creates a high degree of uncertainty

for applicants who are simply unlikely to proceed with the costs of preparation of a private plan change in such an uncertain planning framework.

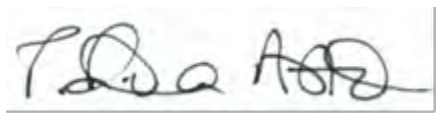
- 5) We note the Area Plan justification for relying on private plan change requests to implement rezoning is essentially because it is considered that there is sufficient capacity within Springfield township to accommodate growth through to 2031 without the need for the Council to proactively zone additional land through the District Plan Review. This fails to recognise a number of factors:-

- i) Reliance on intensification of existing low density lots zoned L1 is not adequate to address future growth needs. There are multiple landowners with different aspirations and timelines for redevelopment. The fact that this land has been zoned L1 since the Operative DP was notified in 1995 and intensification has not occurred indicates that landowners over a substantial time period have not wished to intensify. In any case, this should not be encouraged given the location on the vast majority of existing L1 land with further development potential is on the southern side of the SH – growth is to be focussed on the north side to avoid potential SH severance effects.
- ii) An analysis of Quick Map information, (see map attached as **Appendix D**) indicates that the land potential to intensity (as of right), north of the State Highway is limited (total of three existing Lots which could be further intensified into 6 lots). The predominant scope for intensification (as lies within the existing urban limits) is located to the south of SH1, where it is calculated that an additional 47 lots (approximately) could be developed. Arguably however, given the location of these south of the SH and directly adjoining agricultural land further intensification could lead to severance issues (with SH1), reverse sensitivity with adjoining farm land, and servicing and transportation issues. The location of the submitters land, is considered to be a logical extension of the urban boundaries given its location north of the SH, adjoining the existing township, and opposite existing residential development on the east side of Pococks Road, and existing rural residential development on the opposite (south) side of Annavale Road, proposed as low density residential area SPR A3. The site is also very close to the existing central Springfield township.

- iii) A number of development opportunities should be provided in different landownership to avoid potential ownership 'monopolies' and owners potentially developing and 'drip feeding' sections to the market to create a scarcity and maintain high section prices. SPR A3 possible low density residential area in the Draft MAP was zoned Rural Residential (RR) in the former Malvern DP and is largely developed for Rural Residential purposes i.e there is limited capacity here for further RR development.
- iv) The site offers excellent north and west facing views to the mountains and would provide a very attractive outlook for residential sections.
- v) The site is within the general area identified as a future growth path in the current District Plan growth of township policies and will provide a variation in section sizes and housing typologies to meet the wider needs of the community.
- vi) The site provides clearly defined boundaries to further urban development being contained by Annavale Road, Tramway Road and the Midland Railway line.
- vii) Disadvantages noted in the MAP for SPR 2 are that development in this area would need to overcome infrastructure servicing capacity issues (ie water and integration into the community network); adverse reverse sensitivity effects with the Midland Line railway to the north; and that the Site is comprised of Class III versatile soils. In response to this, the following matters are considered to be of relevance:
 - The site is contiguous to the existing township and represents a logical form of development. The MAP acknowledges that a graduated density could be appropriate in this location. This is supported by the submitter and is logical reflecting the subdivision pattern of the existing developed L1 zone opposite. Given the presence of two existing Rural Residential lots in separate ownership along the Pococks Rd northern half of the frontage, it is considered that the higher density L1 zoning could just extend as far north of Regent Street on the opposite side of Pocock Rd.
 - Reverse sensitivity issues with the adjoining railway line could be overcome with the imposition of an appropriate dwelling setback from the Midland rail (as is

consistent with original subdivision consent which proposed a 50m setback – see **Appendix A)** and would address any potential reverse sensitivity effects.

- The proposed mixed density development (with higher density closest to Pococks Road and lower density on boundaries of Rural Outer Plains) would result in an appropriate pattern of development in terms of visual integration with the adjoining landuses and provide an appropriate visual ‘transition’ at the rural/urban boundary.
- It is understood the Springfield township historically had capacity issues with respect to water allocation. General discussions with Council indicate that this matter has been resolved for the existing township through reallocation of township and rural water supplies. Further development of Springfield could however result in additional water capacity issues. It is therefore agreed that integration into the wider community with respect to water capacity is potentially an issue that needs to be addressed. It is considered that the mixed density of the site (with higher density on the adjoining rural boundaries), could seek to in part remedy this issue. Other potential methods which require further investigation is the reallocation of water supply to the township to accommodate growing demands until 2031.
- The site is not prime agricultural land is currently used for grazing and winter feed production. It is a relatively small ‘landlocked’ block bounded by existing roads and the railway line. Mixed density residential development is a more efficient use of the land, given the ideal location on the existing boundary of Springfield township.



.....

(Signature of applicant or person authorized to sign on behalf of the applicant)

Date: June 15, 2016

Appendix A: 2006 subdivision concept plan

Appendix B: 2006 alternative subdivision concept plan

Appendix C: Proposed ODP

Appendix D: Quick Map Information

Appendix A: 2006 Subdivision Concept Plan

1m contours

Buffer zone of native plants

Midland Railway Line

12 wide sealed road with 2m berms (with street trees) and 2m wide paths

Planting between lots

50m setback from northern boundary

Tree Species will include:

Exotics

- Betula papyrifera
- Cedrus deodara
- Fagus sylvatica
- Fraxinus excelsior
- Fraxinus ornus
- Pinus patula
- Platanus yunnanensis
- Pseudotsuga menziesii
- Quercus robur
- Q. cerris
- Q. canariensis
- Q. ilex
- Q. robra
- Sorbus aucuparia

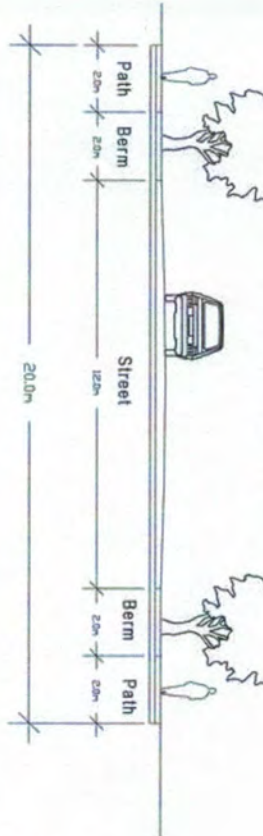
Natives

- Coprosma species
- Cordyline australis
- Hoheria angustifolia
- Pittosporum eugeniolides
- Pittosporum tenuifolium
- Plagianthus regius
- Sophora microphylla

- paper birch
- deodar cedar
- European beech
- common ash
- mannia ash
- Mexican pine
- Yunan poplar
- Douglas fir
- common oak
- Algerian oak
- Turkey oak
- holm oak
- red oak
- rowan

- Coprosma
- Cabbage Tree
- lacebark
- Kohuhu
- lemon wood
- ribbonwood
- korhail

X-Section of street



SCALE 1:2500 @ A3



Indicative planting

Minimum 10m house exclusion zone

ANNAVALE ROAD

POCOCK ROAD

Existing buildings

Existing shelter belt

Minimum 10m house exclusion zone

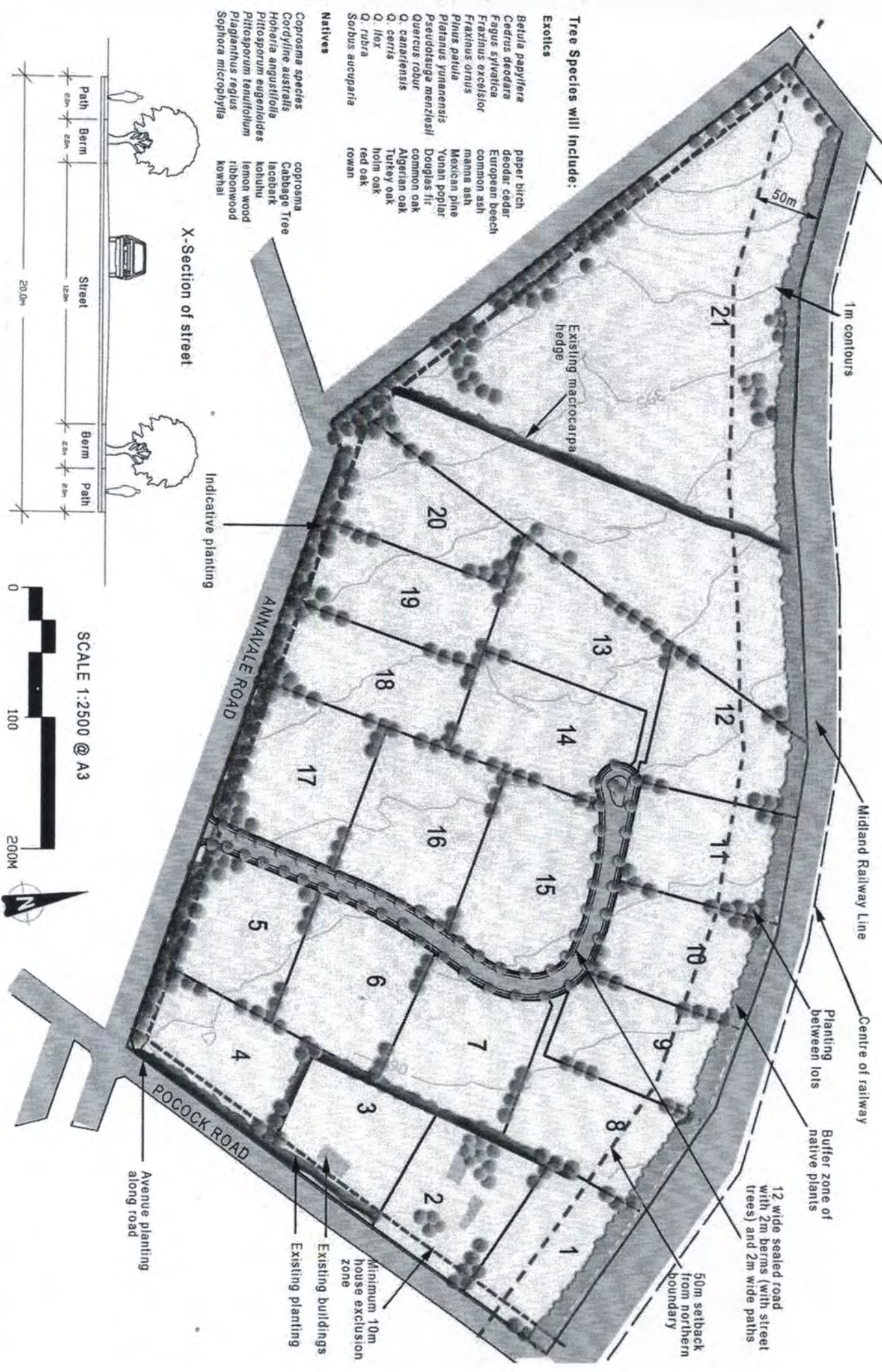
OPERATION HOMER SUBDIVISION, SPRINGFIELD

LANDSCAPE CONCEPT PLAN PREFERRED OPTION ONE

Design: COLA
Drawn: MGC
Date: 15 June 07
Scale: 1:2500

CHRIS GLASSON
Landscape Architect
021 305 408
www.chrisglasson.co.nz

Appendix B: 2006 Alternative Subdivision Concept Plan



Tree Species will include:

Exotics

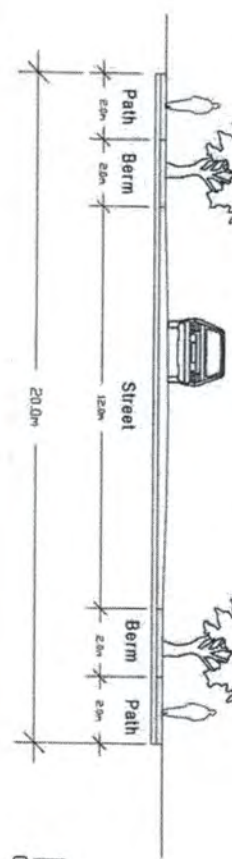
- Betula papyrifera
- Cedrus deodara
- Fagus sylvatica
- Fraxinus excelsior
- Fraxinus ornus
- Pinus patula
- Platanus yunnanensis
- Pseudotsuga menziesii
- Quercus robur
- Q. canariensis
- Q. cerris
- Q. ilex
- Q. rubra
- Sorbus aucuparia

Natives

- Coprosma species
- Cordyline australis
- Honoria angustifolia
- Pittosporum eugenioides
- Pittosporum tenuifolium
- Plagianthus regius
- Sophora microphylla

- Coprosma
- Cabbage Tree
- lacebark
- kohehu
- lemon wood
- ribbonwood
- koruhia

X-Section of street



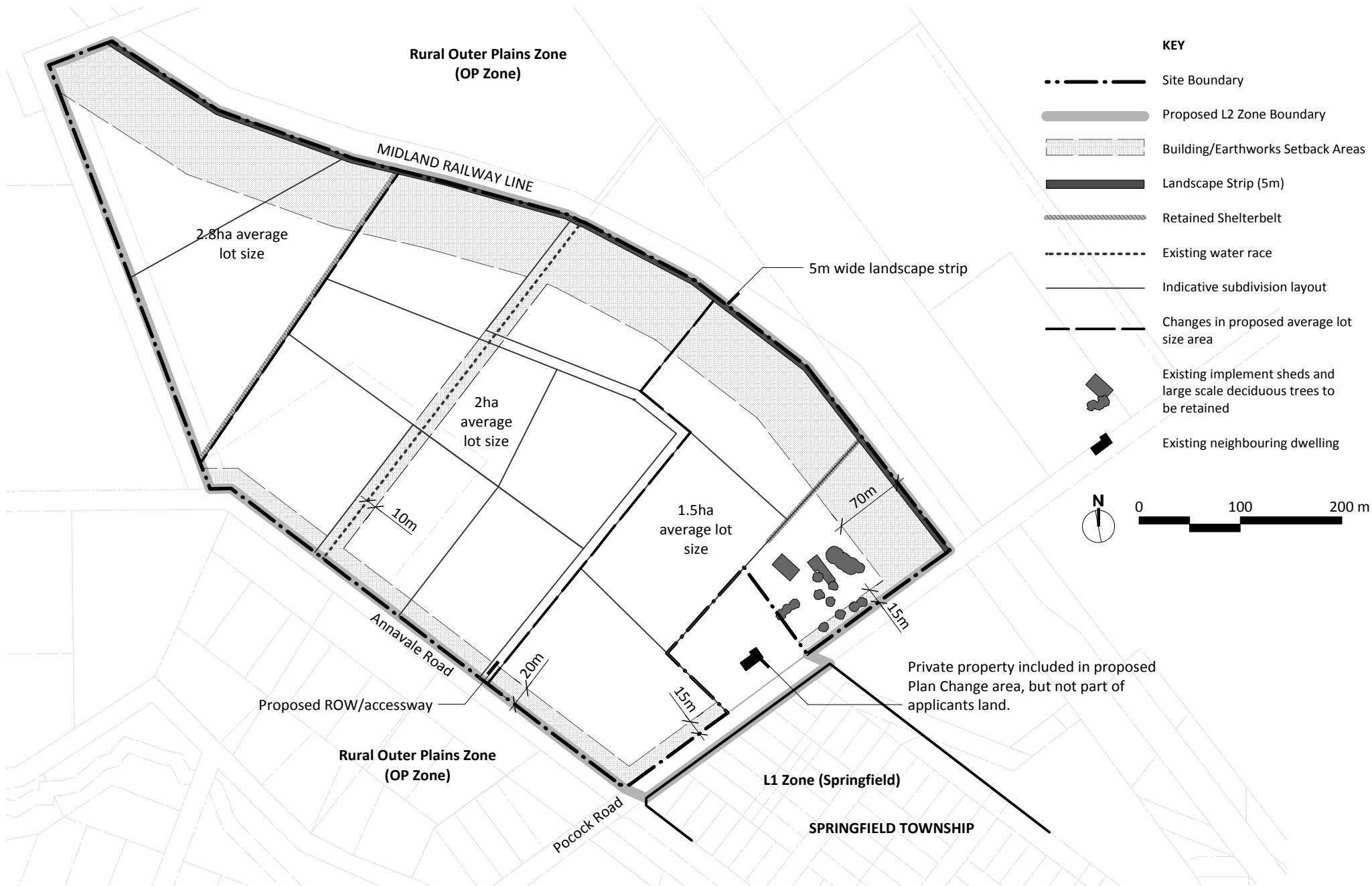
SCALE 1:2500 @ A3



OPERATION HOMER SUBDIVISION, SPRINGFIELD

**LANDSCAPE CONCEPT PLAN
OPTION TWO**

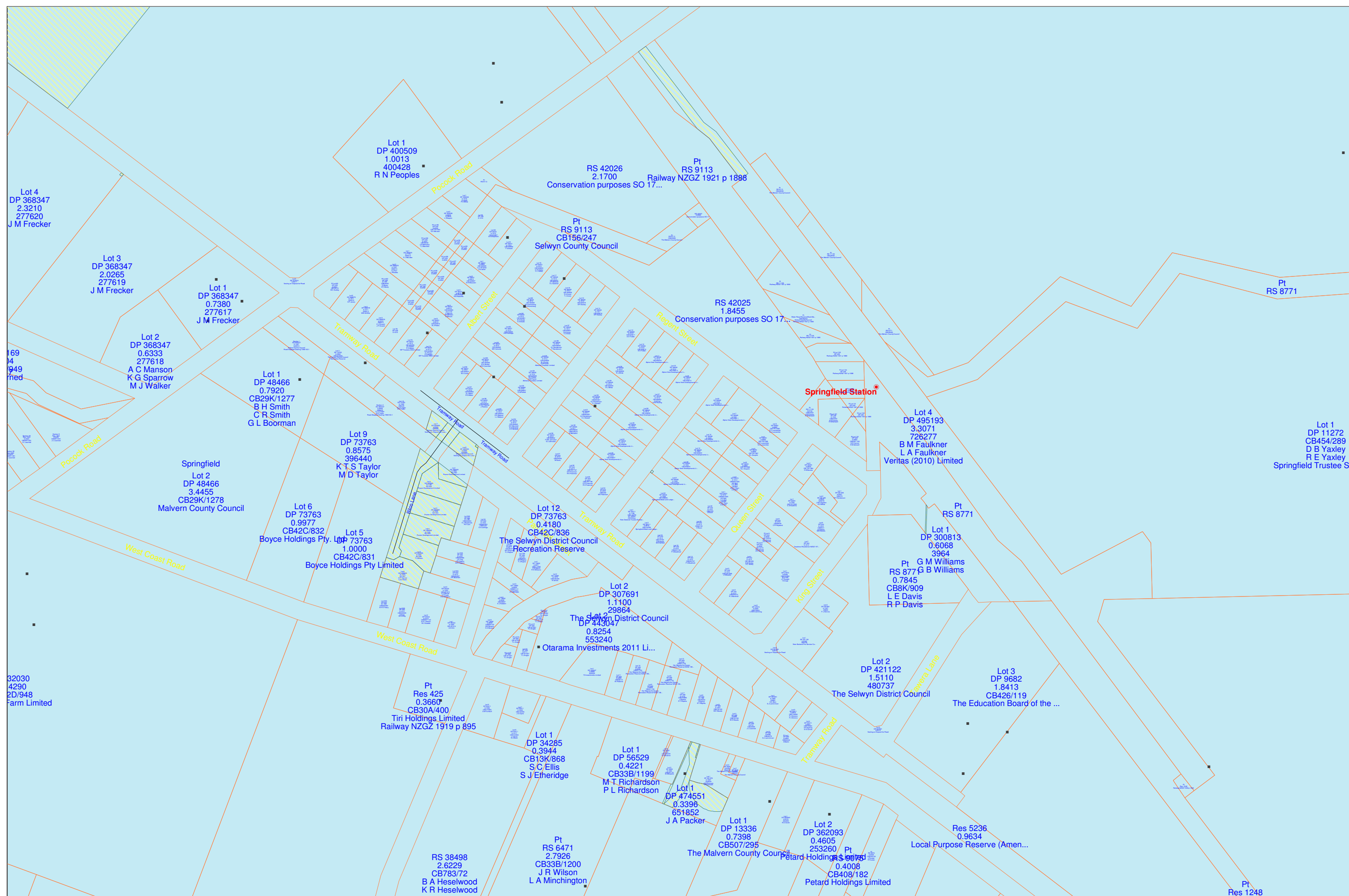
Appendix C: Proposed ODP

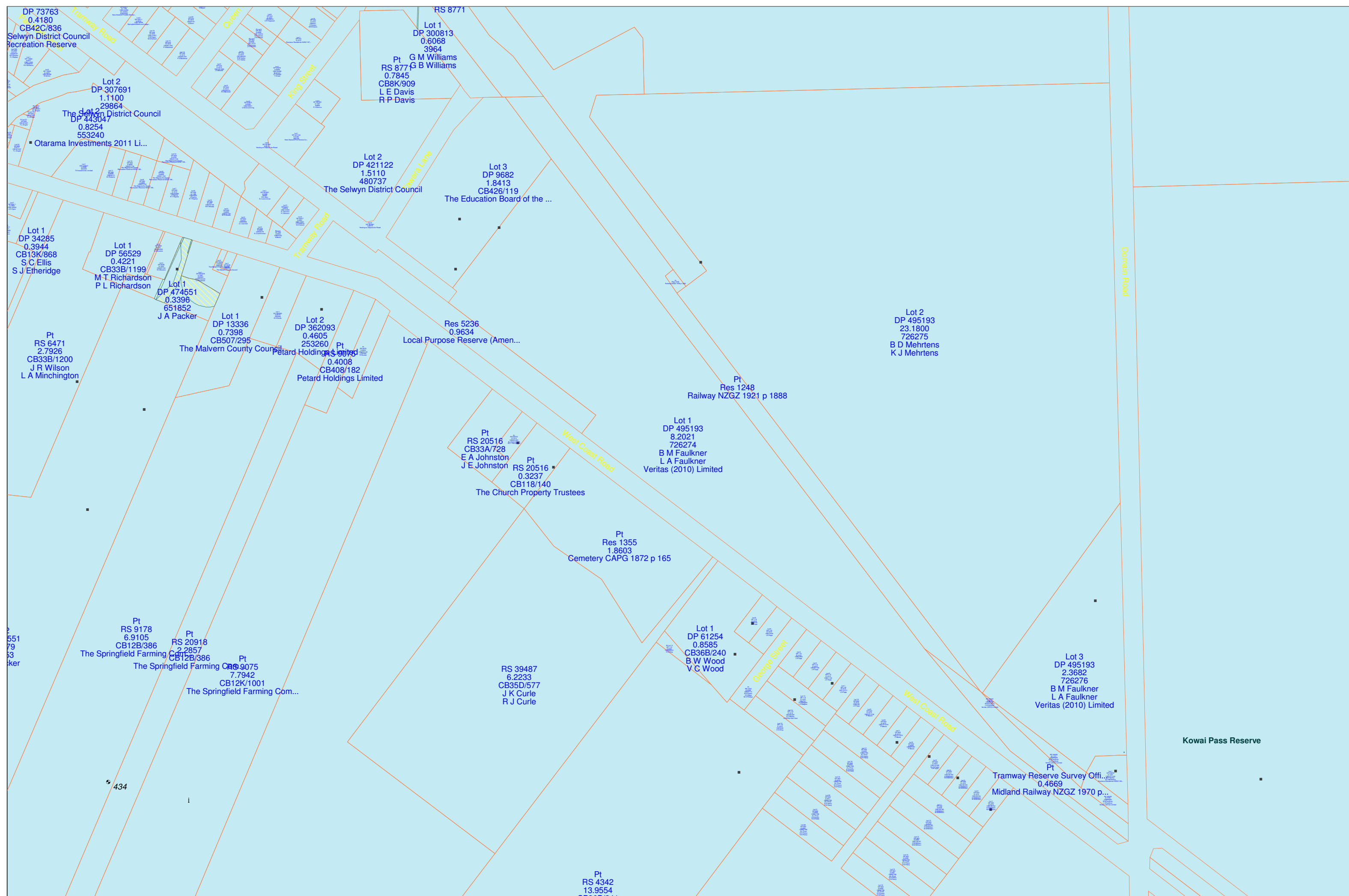


Outline Development Plan Ballymena Holdings Ltd

DRAFT

Appendix D: Quick Map Information







Submission on Draft Malvern Area Plan

Charlie Buttle

June 2016

Selwyn District Council

SELWYN DISTRICT COUNCIL

SUBMISSION ON DRAFT MALVERN AREA PLAN

Submitter Details

Name: Charlie Buttle

Postal address: C/- Aston Consultants Ltd
Resource Management and Planning
PO Box 1435
Christchurch 8140

Email address: info@astonconsultants.co.nz

Phone Number: 03 3322618

Mobile Number: 0275 332213

Contact Person Fiona Aston/Liz Stewart

We would like to be heard in support of this submission.

Submission:

My submission applies to the Malvern Area Plan, and in particular but not limited to Darfield township.

I support in principle the Draft Malvern Area Plan and in particular:

- identification of Darfield Area 2 (DAR A2), as an 'area for residential intensification', subject to the amendments set out below:

Relief Sought

- i) Amend the overall Area Plan approach to identify preferred development areas rather than possible future development options, with the zoning to be implemented through the District Plan Review (DPR).

- ii) Removal of the Deferred status of the current L2A zoning for Area 2 as a potable water supply is now available which is capable of serving the subdivision and there is an existing ODP in the District Plan covering the land (ODP Area 4 – Darfield).
- iii) Identify Area 2 in the MAP as an area for residential intensification with a minimum average lot size of 5000m².
- iv) Any other consequential amendments to the Malvern Area Plan to give effect to the intent of this submission.

Submitter/Background

Charlie Buttle submitted on the Malvern Area Preliminary Consultation document. He sought that the Malvern Area Plan and Selwyn District Plan Review rezone the Area 4 Living 2A Deferred zone at north Darfield (as shown in District Plan Appendix 25) to a zoning that provides for an average allotment size of 5000m² (as opposed to the 1 ha average that applies under the current L2A zoning).

It was noted that the deferred status of the current L2A zoning no longer applies to the land because a potable water supply is available which is capable of servicing the subdivision and an Outline Development Plan (ODP) for Area 4 is included in the District Plan (as required under Rule 12.1.3.9). The Submitters total landholding includes the balance of the L2 land to the south (ie Landsborough Drive) which is now fully subdivided. Of the 76 lots developed, 61 sections have been sold and developed. The submitter now proposes to develop the balance of the land in stages and is progressively working towards finalizing this.

The existing L2 developed land adjoining the Site to the south comprises 76 sections ranging in size from 0.4850m – 0.6020m².

Explanation – Reasons for in principle support

- 1) The identification of preferred development areas on the Darfield Area Plan map provides direction and certainty to the community, development sector, service providers and land

owners as to what urban development is anticipated within Area Plan area. This enables appropriate planning to be undertaken.

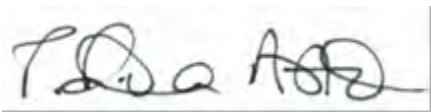
There are no physical constraints to rural residential subdivision in this area. Average 5000m² lots sizes are compatible with the character of the surrounding area including the existing developed land adjoining to the south (township side) of the Site.

- 2) There is an anticipated growing demand for sections at Darfield resulting from economic activity in the area, including the new dairy factory and CPlains Irrigation Scheme.
- 3) A 5000m² average lot size will provide for a greater variety of lot sizes, including some smaller more manageable lots (anticipated as generally in the 3000m² – 1 ha range); is a more efficient use of the land than a 1 ha average; and more in accordance with market demand. Experience with development of the adjoining rural residential subdivision to the south of the Site (Landsborough Drive, also owned by the submitter) has been that 5,000m² lot sizes have a high market uptake and sell quickly. Lots within this size range will provide sufficient open space to maintain elements of rural character whilst being more manageable for rural residential living.
- 4) The site is a good sized greenfield block in single ownership which can be developed in a comprehensive 'masterplanned' manner. The owner has a proven track record in developing the adjoining L2 zoned land to the south and is committed to continued development of the balance land (Area 2) for rural residential purposes.
- 5) The only possible disadvantages to intensification noted in the Draft Area Plan are that the land is Class III versatile soils and valued for productive purposes; and that intensification of the land would produce a dispersed settlement pattern and car dependency.

In response, it is noted firstly, that the Site is already zoned Living 2A Deferred. Facilitating more intensive residential development will minimize the amount of land to be utilized for urban development at any one time (compared to a lower density residential development), thereby retaining more balance land for rural production until it is required for residential development (albeit for low intensity purposes). It is understood from the submitter that site will be developed in stages, with the balance of the staged land to

continue to be used for dryland sheep farming practices. The submitter owns an adjoining 150 hectare block of land (north of Homebush Road), which will continue to be used for economic farming practices. To that end, the staged development and consequential reduction of available farm land on site will not diminish the long term viability of existing farming practices. It is further understood that the submitter does not propose to sign up to the CPlains irrigation scheme and is therefore not 'tied' to this.

- 6) The land is already zoned Living 2A Deferred so any issues with a dispersed settlement pattern and car dependency exist under the current zoning. The land is closer to the existing urban centre of Darfield than the outer edges of L2 land south of the town centre (Clintons/Creyke Roads vicinity). Because the block is in single ownership, it will be developed in a comprehensive and staged manner, with the areas adjoining the existing developed L2 land to the south most likely being developed first. That part furthest from the town centre will be developed last.
- 7) Standard residential growth of the existing Darfield township (L1 zoning) is planned in a northwards direction, in the direction of the Submitter's land. Area 7(north of Horndon Street and east of Kimberley Road, opposite the existing Kimberly L2 zone and Buttle land) is the obvious growth direction for the township and is a clear 'gap' in the existing urban form of the township. Standard residential development within Area 7 is also strongly supported by the owners of this adjoining land (Todd and Reed, as addressed in their submissions on the Draft Malvern Area Plan). The Buttle land adjoins the Darfield future township growth direction and is a logical area for intensification which can be comprehensively planned to achieve a high level of connectivity and integration with the existing township and its northwards extension.



.....
(Signature of applicant or person authorized to sign on behalf of the applicant)

Date: June 15, 2016



Submission on Draft Malvern Area Plan

Cliff and Beryl Hatton

June 2016

Selwyn District Council

SELWYN DISTRICT COUNCIL

SUBMISSION ON DRAFT MALVERN AREA PLAN

Submitter Details

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Resource Management and Planning
PO Box 1435
Christchurch 8140

Email address: info@astonconsultants.co.nz

Phone Number: 03 3322618

Mobile Number: 0275 332213

Contact Person Fiona Aston

We would like to be heard in support of this submission.

Preferred hearing date: Darfield 8 July 2016.

Submission:

Our submission applies to the Malvern Area Plan (MAP) and in particular but not limited to Darfield township.

We support in principle the Draft Malvern Area Plan and in particular:

Identification of Darfield area 1 (DAR A1), as a 'potential future growth path for residential purposes', subject to the amendments set out below:

Relief Sought

- i) Amend the overall Area Plan approach to identify preferred development areas rather than possible future development options, with the zoning to be implemented through the District Plan Review

- ii) Consistent with the above, include Darfield Area 1 in the MAP as a preferred Residential 2A zone (minimum average lot size not less than 1 ha).
- iii) Any consequential amendments to the MAP to give effect to the intent of this submission.

Explanation – Reasons for Our Submission

- The identification of preferred development areas in the Malvern Area Plan provides direction and certainty to the community, development sector, service providers and land owners with respect to urban development is anticipated and planned for within the Area Plan area.
- It is not appropriate and contrary to the RMA (including Part 2, s31, s32 and s72-76) to rely on private plan change requests to implement zoning of the development areas shown in the Malvern Area Plan. The DPR should rezone these areas. A DP must state the objectives for the District and policies and rules to implement the same. A key objective will address how to respond to future growth and development of the District in a manner consistent with Part 2. The stated overall MAP approach is that there is sufficient developable land available to accommodate projected household and business growth or that there are constraints which currently preclude additional development - but that this does not preclude any additional greenfield land from being considered for zoning through privately-initiated plan change requests under the RMA.
- The 'quantum' assessment of land supply and needs does not take into account the many factors which determine whether existing zoned land is actually 'development ready' i.e. will deliver sections to the market within the short/medium term (as discussed further below). The MAP and subsequent DPR should identify methods for addressing potential development constraints particularly where they relate to Council planning e.g infrastructure provision.
- It is contrary to the purpose of the RMA in enabling people and communities to provide for their economic and social welfare to rely solely on private plan changes to facilitate future urban growth when there is a DPR underway. This is not the most appropriate method and

is inefficient and ineffective compared to District Plan Review rezoning land (especially where the landowner actively supports zoning and assists in providing required technical supporting information). Applicants have the added costs of funding all Council costs in assessing a private plan change whereas if included in the District Plan Review, these costs are borne by the Council. Ideally applicants should retain either option, so that if they want to progress rezoning more quickly than through the DPR process, this is possible through a private plan change request (both options are available under the Christchurch Replacement District Plan Review process).

- In accordance with Clause 25 4(b) of Schedule 2 of the RMA, a local authority may reject a private plan change request if within the last 2 years, the substance of the request or part of the request has been considered and given effect to, or rejected by, the local authority or the Environment Court; or the District Plan has been operative for less than 2 years. This means private plan change rezoning requests relating to any land within the Malvern and Ellesmere area may be rejected by the Council for the period from notification of the DPR up to 2 years after the Selwyn District Plan is made operative. This will in effect, 'preclude' rezoning and prevent further urban development for several years (up to 2020 and beyond, depending on the length of the DP Review process). It creates a high degree of uncertainty for applicants who are simply unlikely to proceed with the costs of preparation of a private plan change in such an uncertain planning framework.
- We note the Area Plan justification for relying on private plan change requests to implement rezoning seems to be because it is considered that there is sufficient capacity within the township to accommodate growth through to 2031 without the need for the Council to proactively zone additional land through the District Plan Review. This statement fails to recognise a number of matters as below:-
 - 1) There needs to be a range of greenfield development areas in different ownership to provide choice to the market and ensure an ongoing supply of land for development and avoid a monopoly situation where one or a small number of landowners/developers 'drip feed' supply in order to maintain scarcity and higher section prices. In addition, in the Darfield context, significant areas of undeveloped zoned land are in the single ownership of farming families who are unlikely to wish or need to develop the large areas of land held in existing urban zoning in the short to

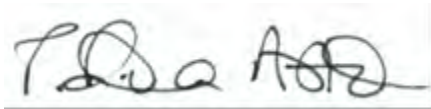
medium term (although raising funds to support farm development including irrigation under the Central Plains Irrigation Scheme will encourage some development).

- 2) Area 1 is an area of existing 4 ha blocks which was zoned Rural A under the former Malvern District Plan (which provided for 4 ha subdivision as of right, and subdivision between 0.5 ha and 4 ha as a conditional use where there is an existing dwelling on the site). The land is in multiple ownership with landowners having different timeframes and aspirations in terms of residential intensification. Providing for some intensification to 1 ha minimum average lots will enable 'organic', gradual intensification over time. This is an appropriate form of development creating mixed character and mixed aged neighbourhoods with a more 'mature' character at the outset than greenfield areas. Such intensification is appropriate in this location given the relative proximity to Darfield compared to other existing L2 areas e.g. southern Darfield, and is a more efficient use of the land, which is essentially already used for rural lifestyle purposes as the blocks are too small to support economic farming, other than on a small scale part-time basis. Horse grazing is the predominant existing activity on these lots.
- 3) R2A zoning with minimum average 1 ha lots will complement the zoning of the land adjoining to the east (deferred status of this area recently removed under PC46). The ODP includes a possible future road connection to land to the north within Area 1 (**Appendix A**). It did not include a possible future connection to west. However, an amended ODP for PC46 could be required to provide this given that the land has not yet been developed. In any case, alternative access is available from Clintons Road, and a more 'organic' form of intensification will facilitate development on a gradual basis relying largely on existing access arrangements. A comprehensive 'masterplanned' approach with an overall ODP is not necessary given the limited level of intensification proposed compared for example to 'intensification' to L1 densities.
- 4) Intensification of Area 1 will enhance a concentric growth pattern around Darfield. The Site is in an appropriate location given the relative proximity to Darfield compared to other existing L2 areas e.g. southern Darfield, and is a more efficient use of the land, which is essentially already used for rural lifestyle purposes as the blocks are too small to support economic farming, other than on a small scale part-time basis. The Site is conveniently located close to Darfield High school (located on Bangor Road between

- Area 1 and the existing town centre). Area 1 is relatively close to the existing Darfield township centre, and is a logical area for rezoning, which can achieve a high level of connectivity and integration with the existing township.
- 5) There is an anticipated growing demand for sections at Darfield resulting from economic activity in the area, including the new dairy factory and CPlains Irrigation Scheme, and retiring farmers.
 - 6) The only possible disadvantages to rezoning land identified in the Draft Area Plan are appropriate management of the boundary with rural land to the north (owned by Fonterra) to avoid potential reverse sensitivity effects; that the land is Class III versatile soils and valued for productive purposes; cost effective delivery of infrastructure and services; exacerbation of a dispersed settlement pattern and car dependency; potential to dilute the urban/rural visual contrast; potential impacts on the community water supply. These matters are addressed below.
 - 7) In response, L2 zoning with minimum average 1 ha lots will provide an appropriate 'transitional' lower density residential zoning, complementing the rural zoning of the land adjoining to the north. As with the PC46 area, lots adjoining the Fonterra land can be subject to the requirement for a minimum average lot size of 2 ha. The level of rural/urban contrast will be consistent with that already approved for the adjoining area to the east (PC46). The area on the opposite side of Clintons Road is a further existing area of 4 ha lots, so a continuation of the pattern of a gradual transition of low density residential densities from the outer to inner areas of the township is appropriate.
 - 8) Given the Site is in multiple ownership, the respective titles are not economic in size to utilise for intensive farming purposes. Irrespective then of the Class III Versatile soils it is not considered practical or feasible for Area 1 to be utilized for more intensive farming purposes than exists currently.
 - 9) Area 1 is already developed for rural lifestyle purposes, where residents generally travel 'off site' for work. Area 1 is in effect an extension of PC46 already approved for low density residential purposes. A number of community facilities are within walking/cycling distance, including Darfield High School. The level of intensification is

not likely to be substantial, and occur in an organic way over an extended period. In this context, car dependency issues are not significant.

10) Servicing and infrastructure issues can be managed and further addressed at the time of the DP Review. Given the depth to groundwater here, reticulated wastewater services are not required on scientific grounds, especially for low density 1 ha residential lots.

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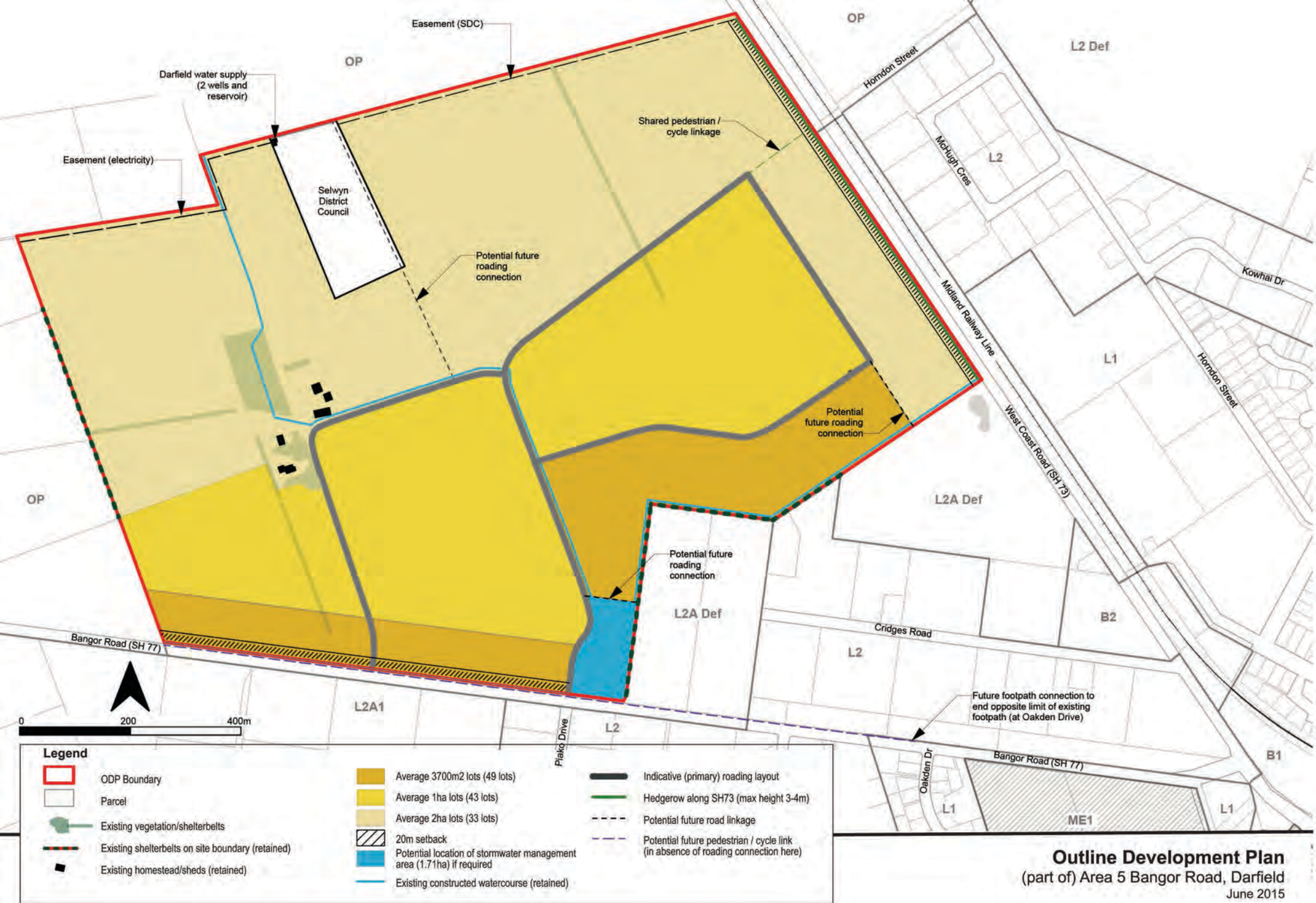
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(Signature of applicant or person authorized to sign on behalf of the applicant)

Date: June 15, 2016

Appendices:

Appendix A: ODP – Plan Change 46

Appendix A: ODP – Plan Change 46





Submission on Draft Malvern Area Plan

H Faulkner

June 2016

Selwyn District Council

SELWYN DISTRICT COUNCIL

SUBMISSION ON DRAFT MALVERN AREA PLAN

Submitter Details

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Mobile Number: 0275 332213

Contact Person Fiona Aston

We would like to be heard in support of this submission.

Preferred hearing date: Darfield 8 July 2016

Submission:

My submission applies to the Malvern Area Plan (MAP), and in particular but not limited to Springfield township.

I support in principle the Draft Malvern Area Plan and in particular:

- identification of Springfield Area 4 (SPR A4) for low density residential development, subject to the amendments set out below:

Relief Sought

- i) Amend the overall Area Plan approach to identify preferred development areas rather than possible future development options, with the urban zoning to be implemented through the District Plan Review.

- ii) Consistent with the above, identify land SPR A4 as a preferred location for low density residential development.
- iii) Any consequential amendments to the MAP to give effect to the intent of this submission.

Explanation – Reasons for in principle support

- 1) The identification of preferred development areas in the MAP provides direction and certainty to the community, development sector, service providers and land owners with respect to what urban development is anticipated and planned for within Area Plan area.
- 2) It is not appropriate and contrary to the RMA (including Part 2, s31, s32 and s72-76) to rely on private plan change requests to implement zoning of the development areas shown in the Malvern Area Plan. The District Plan Review (DPR) should rezone these areas. A District Plan must state the objectives for the District and policies and rules to implement the same. A key objective will address how to respond to future growth and development of the District in a manner consistent with Part 2.
- 3) It is contrary to the purpose of the RMA in enabling people and communities to provide for their economic and social welfare to rely solely on private plan changes to facilitate future urban growth when there is a DPR underway. This is not the most appropriate method and is inefficient and ineffective compared to DPR rezoning land (especially where the landowner actively supports zoning and assists in providing required technical supporting information). Applicants have the added costs of funding all Council costs in assessing a private plan change whereas if included in the DPR, these costs are borne by the Council. Ideally applicants should retain either option, so that if they want to progress rezoning more quickly than through the DPR process, this is possible through a private plan change request (both options are available under the Christchurch Replacement District Plan Review process).
- 4) In accordance with Clause 25 4(b) of Schedule 2 of the RMA, a local authority may reject a private plan change request if within the last 2 years, the substance of the request or part of the request has been considered and given effect to, or rejected by, the local authority or the Environment Court; or the District Plan has been operative for less than 2 years. This

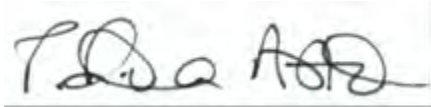
means private plan change rezoning requests relating to any land within the Malvern and Ellesmere area may be rejected by the Council for the period from notification of the DPR up to 2 years after the Selwyn District Plan is made operative. This will in effect, 'preclude' rezoning and prevent further urban development for several years (up to 2020 and beyond, depending on the length of the DP Review process). It creates a high degree of uncertainty for applicants who are simply unlikely to proceed with the costs of preparation of a private plan change in such an uncertain planning framework.

- 5) We note the Area Plan justification for relying on private plan change requests to implement rezoning is essentially because it is considered that there is sufficient capacity within Springfield township to accommodate growth through to 2031 without the need for the Council to proactively zone additional land through the District Plan Review. This fails to recognise a number of factors:-
- i) Reliance on intensification of existing lower density lots zoned L1 is not adequate to address future growth needs. There are multiple landowners with different aspirations and timelines for redevelopment. The fact that this land has been zoned L1 since the Operative DP was notified in 1995 and intensification has not occurred indicates that landowners over a substantial time period have not wished to intensify. In any case, this should not be encouraged given the location on the southern side of the SH – growth is to be focused on the north side to avoid potential SH severance effects. Consideration could be given to a lower density form of residential zoning of this existing L1 zone which reflects the existing subdivision pattern to the south on the opposite side of the State Highway.
 - ii) An analysis of Quick Map information (see map attached as **Appendix A**), indicates that the land potential to intensity (as of right), north of the State Highway is limited (total of three existing Lots which could be further intensified into 6 lots). The predominant scope for intensification (within the existing urban limits) is located to the south of SH1, where it is calculated that an additional 47 lots (approximately) could be developed. Arguably however, given the location of these south of the SH and directly adjoining agricultural land further intensification could lead to severance issues (with SH1), reverse sensitivity with adjoining farm land, servicing and transportation issues.

- iii) The location of the submitters land is considered to be a logical extension of the urban boundaries given its location north of the SH, proximity to existing business development, educational facilities (Springfield Primary School is located immediately to the west at Tawera Lane) and proximity to the principle existing area of residential development. The landlocked nature of the Site further ensures a practical, functional use of the Site with minimal interference on existing agricultural farming practices surrounding the township.
- iv) All existing zoned land within Springfield is zoned L1. As such, there are no existing areas of low density residential zoning at Springfield.
- v) A number of development opportunities should be provided in different landownership to avoid potential ownership 'monopolies' and potential for owners to develop and 'drip feeding' sections to the market to create a scarcity and maintain high section prices.
- vi) There is no alternative economic use for the submitter's land. It has recently been subdivided off from the balance of the previous family farm located adjoining on the north side of the Midland Railway Line. The land on the north side has been sold separately for farming purposes, leaving this as a small (8.6 ha) landlocked block. It has always been problematic to farm with adjoining land due to the severance created by the railway line. It is an awkward elongated triangular shape bounded by the and railway line to the south and north respectively.
- vii) The Site offers excellent north and west facing views to the mountains and would provides a very attractive outlook for low density residential sections.
- viii) Disadvantages noted in the MAP for low density residential development of SPR 4 are that development in this location would give rise to ribbon development and reverse sensitivity associated with State Highway 73 and the Midland Line railway; the Site would represent a more dispersed settlement pattern that is less efficient from the infrastructure servicing and transportation perspectives; and that the Site comprises class III versatile soils. In response to this, the following matters are considered to be of relevance:

- The location of the Site is contiguous to the existing township and represents a logical form of development. The Site could be accessed from Tawera Lane Lane to the northwest or from the Domain/Springfield and Tramway Road intersection thus avoiding any potential reverse sensitivity effects with SH73.
- The Site is well located to achieve a high degree of connectivity with existing community facilities and services. Springfield Primary School is directly adjacent the Site to the northwest (Tawera Lane), making it highly advantageous in terms of location and resulting in a high degree of integration with this important existing community facility. Further to this, the submitter has already gifted a 3m strip of land along the SH73 frontage of the Site for a proposed pedestrian and cycle link to the township domain (known as the Kowai Pass Domain), further enhancing a wider degree of connectivity to the township.
- Residential development would not result in a dispersed settlement pattern as there is existing residential development opposite on the south side of SH73 (with lot sizes generally in the order of 1000m²) and the Springfield cemetery. The Site would generally appear contiguous to the existing pattern of development and would consolidate the urban form of Springfield. Residential development will link the existing residential zoned area with the original Springfield township (known as Kowai Pass) which developed at the Domain Rd/Springfield/Tramway Rd intersection and which is the location of the Domain. Growth only extended west at a later date where flat land was available to marshall trains.
- Reverse sensitivity issues with the adjoining SH/railway line and adjoining farmland could be overcome through the imposition of a 40m building setback and noise abatement measures which is consistent with residential development adjacent the State Highway in Rolleston (approved Plan Change 44). A low density residential status is more appropriate to accommodate the necessary setbacks (from the SH and railway) than standard residential development.
- The proposed larger section sizes would result in an appropriate pattern of development in terms of visual integration with the adjoining rural landuses. .

- The Site has very limited productive capacity due to the severance created by the railway line and its awkward elongated triangular shape boundary by the SH and railway line to south and north. An alternative use of the Site for low density residential development is considered to be the only practical economic use of the site.

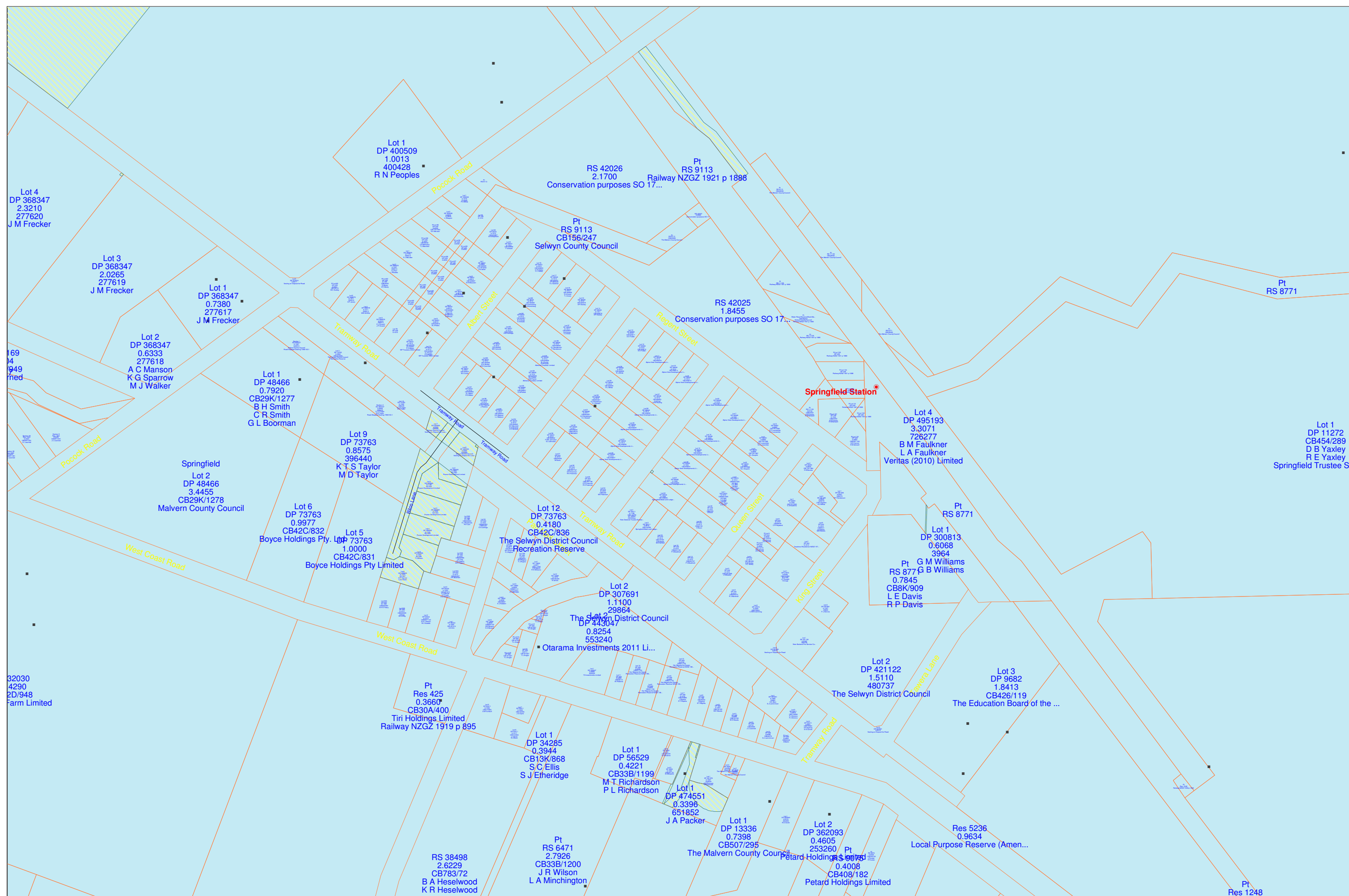
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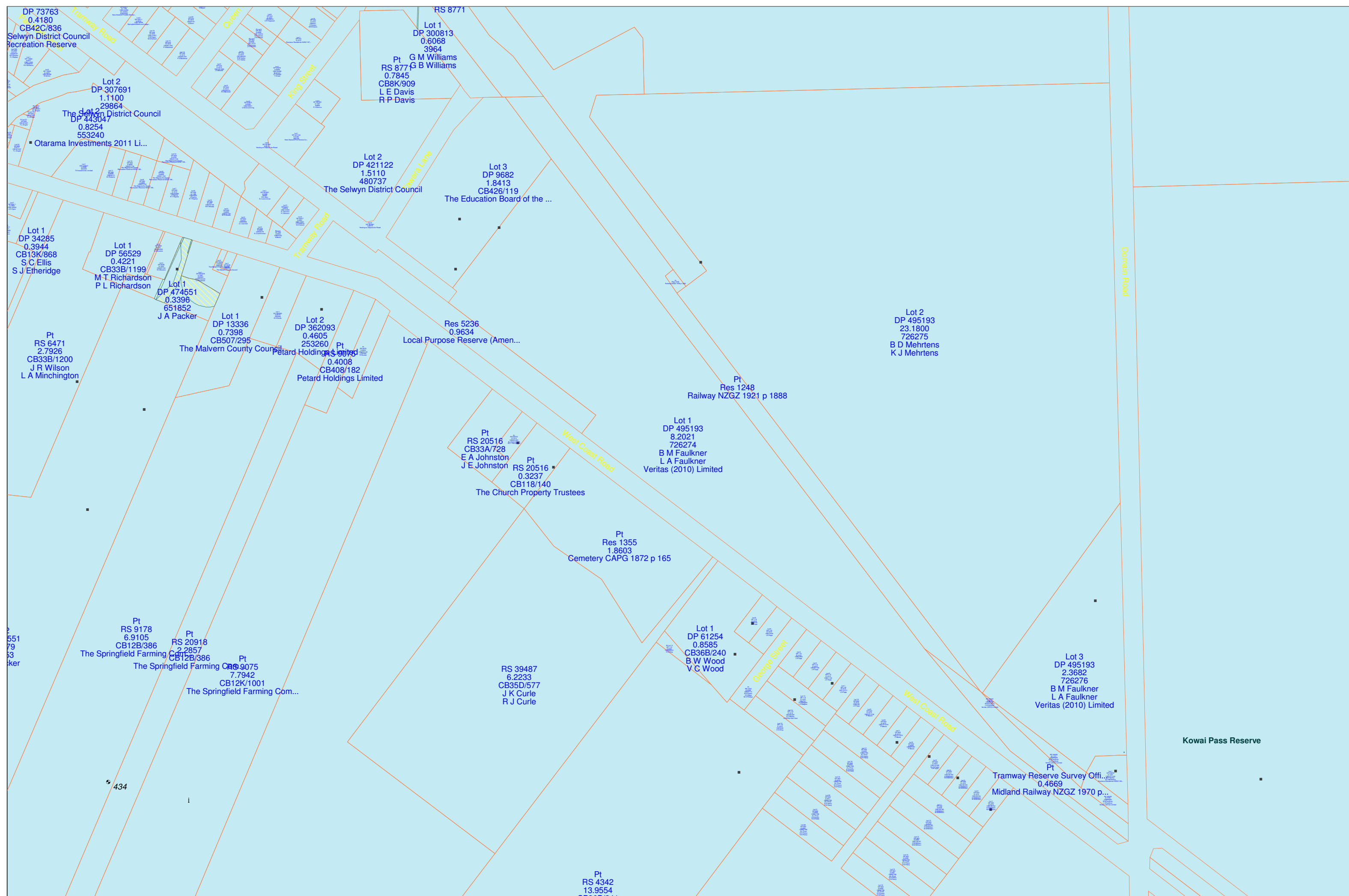
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(Signature of applicant or person authorized to sign on behalf of the applicant)

Date: June 15, 2016

Appendix A: Quick Map

Appendix A: Quick Map







Submission on Draft Malvern Area Plan

Masnutton Trust

June 2016

Selwyn District Council

SELWYN DISTRICT COUNCIL

SUBMISSION ON MALVERN 2031 DRAFT AREA PLAN

Submitter Details

Name: Paul and Mandy Crawford
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Resource Management and Planning
PO Box 1435
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Phone Number: 03 3322618
Mobile Number: 0275 332213
Contact Person Fiona Aston

We would like to be heard in support of this submission.

Preferred hearing date: Darfield 8 July 2016.

Submission:

Our submission applies to the Malvern Area Plan (MAP), and in particular but not limited to the Sheffield township.

We support the MAP in principle and in particular identification of Sheffield Area 2 (SHF A2) as a Standard Residential Development 'development option', subject to the amendments set out below. The amendments in essence are that MAP identifies SHF A2 as a preferred development area to be zoned for mixed residential densities in the District Plan Review (DPR).

Relief Sought

- i) Amend the overall Area Plan approach to identify preferred development areas rather than possible future development options, with the zoning to be implemented through the District Plan Review (DPR).

- ii) Consistent with the above, include SHF A2 as a preferred standard residential area (zoned Living 1 with a minimum average lot size of 800m² and higher minimum average lot size (say 2000m²) for lots sharing a boundary with Rural zoned land).
- iii) Any consequential amendments to the MAP to give effect to the intent of this submission.

Submitter/Background

We live in the area identified as SHF A2, and have for the past three years. We have used the land to graze our horses. Prior to us living here, the land was used for horse grazing for ten years, or more.

We wish to develop the section in two stages. The first stage would be to develop the land closest to the town through the creation of about 10 – 20 allotments. We envisage they could be in the 800 – 3000m² size range, consistent with the urban sized sections on the opposite side of Queen Street and providing an appropriate transition to larger more rural residential sized lots to the west (Stage 2) and providing a mix of lot sizes to meet market demand.

The second stage would create an additional 10 slightly larger sections (say 2000-3000m²) to create a buffer between town and rural land, and would infill between stage 1 and our existing dwelling at 2084 Tramway Road.

We consider that a flexible form of zoning is important, which will enable us to respond to market demand and create a mix of section sizes. The current L1 zoning is appropriate as it specifies a minimum average lot size (of 800m²) but not an average or maximum lot size.

Explanation – Reasons for our Submission

1. The identification of preferred development areas on the Malvern Area Plan map provides direction and certainty to the community, development sector, service providers and land owners in respect to urban development is anticipated within Area Plan area.
2. It is not appropriate, and contrary to the RMA (including Part 2, s31, s32 and s72-76), to rely on private plan change requests to implement zoning of the (possible) development areas shown in the Malvern Area Plan. The DPR should rezone these areas. A District Plan must state the

objectives for the District and policies and rules to implement the same. A key objective will address how to respond to future growth and development of the District in a manner consistent with Part 2. The stated overall MAP approach is that there is sufficient developable land available to accommodate projected household and business growth or that there are constraints which currently preclude additional development - but that this does not preclude any additional greenfield land from being considered for zoning through privately-initiated plan change requests under the RMA.

3. The 'quantum' assessment of land supply and needs does not take into account the many factors which determine whether existing zoned land is actually 'development ready' i.e. will deliver sections to the market within the short/medium term (as discussed further below). The MAP and subsequent DPR should identify methods for addressing potential development constraints particularly where they relate to Council planning e.g. infrastructure provision.
4. It is contrary to the purpose of the RMA in enabling people and communities to provide for their economic and social welfare to rely solely on private plan changes to facilitate future urban growth when there is a DPR underway. This is not the most appropriate method and is inefficient and ineffective compared to DPR rezoning land (especially where the landowner actively supports zoning and assists in providing required technical supporting information). Applicants have the added costs of funding all Council costs in assessing a private plan change whereas if included in the DPR, these costs are borne by the Council. Ideally applicants should retain either option, so that if they want to progress rezoning more quickly than through the DPR process, this is possible through a private plan change request (both options are available under the Christchurch Replacement District Plan Review process).
5. In accordance with Clause 25 4(b) of Schedule 2 of the RMA, a local authority may reject a private plan change request if within the last 2 years, the substance of the request or part of the request has been considered and given effect to, or rejected by, the local authority or the Environment Court; or the District Plan has been operative for less than 2 years. This means private plan change rezoning requests relating to any land within the Malvern and Ellesmere area may be rejected by the Council for the period from notification of the DPR up to 2 years after the Selwyn District Plan is made operative. This will in effect, 'preclude' rezoning and prevent further urban development

for several years (up to 2020 and beyond, depending on the length of the DP Review process). It creates a high degree of uncertainty for applicants who are simply unlikely to proceed with the costs of preparation of a private plan change in such an uncertain planning framework.

6. We note the Area Plan justification for relying on private plan change requests to implement rezoning is essentially because it is considered that there is sufficient capacity within Sheffield township to accommodate growth through to 2031 without the need for the Council to proactively zone additional land through the District Plan Review, including the undeveloped L1A zone. This statement fails to recognise a number of matters as below:-

- There is currently only one section for sale in the Sheffield township
- The L1A zone is in single ownership and is used by an engineering contractor to store vehicles and the like. It is unlikely to be developed to deliver sections to the market in the short/medium term. It is appropriate for greenfield zoned residential development land to be held in more than one landownership to provide a choice of development options, avoiding monopoly situations and recognising the varying development aspirations and timelines for landowners.
- There is an ongoing demand for residential sections at Sheffield, reflecting the affordability of sections and the ready access to the recreation amenities of the High Country (ski fields, recreational opportunities), its proximity to Darfield (10 minutes' drive), and Christchurch (Hornby 35 minutes' drive and the CBD 45 minutes' drive)

7. In response to the disadvantages detailed in the Sheffield/Waddington documentation for the SHF A2 land we comment as follows;

- *Intensification in this area would further elongate the form of the township and may give rise to a more dispersed settlement pattern and ribbon development.*

There are two existing dwellings at the northern end of SHF A2, one with access to Wrights Road (5877m²), and owned by a neighbor. There is also our house on a 0.9168-hectare title. It is considered these existing dwellings create an existing residential character at the northern end of SHF A2 so residential development of the balance is in effect more 'infill' in nature.

- *There is less water pressure north of Sheffield*

If there was not capacity for the current town supply to service our development, we would propose Council introduce a water contribution to enable them to upgrade the existing supply to meet the required demand. If this option was not acceptable we would propose sinking a well for servicing the development, if we develop the area identified as SHF A2.

- *Some areas are identified as being potentially contaminated*

We are unaware of any contamination issues on site, and consider we would have known about any as the site has been used for horse grazing for 13 years plus.

In saying that, a Preliminary Site Contamination Assessment (PSI) may be required at time of rezoning under the DPR and will identify any potential areas of contamination which can be remediated as necessary. If any potential areas are identified a Detailed Site Investigation (DSI) will be undertaken at subdivision stage.

- *Transpower's National Grid dissects the land where appropriate reverse sensitive setbacks will need to be established*

Transpower lines cross the land to the north of the area identified as SHF A2. Although there are no rules in the Selwyn District Plan in relation to Transpower lines, Transpower are considered an affected party when applications for development are received by Council. Often they require that consent notices are attached to subdivisions which protect their asset. Generally a minimum 12m dwelling setback is required from transmission lines. The lines are approximately 150 meters from the northern boundary of SHF A2, which in any case contains two existing dwellings and garden areas (our dwelling and our neighbour's dwelling). This part of the site is unlikely to be further intensified for residential purposes in the short/medium term. Effects on transmission lines is also addressed at subdivision stage under subdivision assessment matter Rule 12.1.4.49 High Voltage Transmission Lines as below.

12.1.4.49

Where any part of any proposed allotment lies within a corridor 20 metres from the centreline

of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines, the means by which compliance with the New Zealand Code of Electrical Practice (NZCEP:34) may be achieved by likely activities on any such allotment.

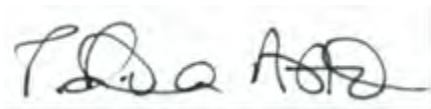
- *The land is comprised of Class II versatile soils, which are valued for their productive capacity*

The land is currently used for low intensity horse grazing, and has been for the past 13 years or more, and is therefore not being utilized for productive farming. Given the size of the site (4.7525ha) it is an uneconomical farming block.

8. We believe the SHF A2 area is suitable for residential purposes because:

- 1) The land was zoned Rural Residential in the former Malvern Transitional District Plan and clearly has been identified as suitable for residential use over a long period.
- 2) It is as small block (4.7525 hectares) 'wedged' between SH73 and Wrights Rd and is not economic to farm. It is currently used for low intensity horse grazing purposes.
- 3) It adjoins the current township boundary and is a logical area for growth.
- 4) We wish to develop the land in the short to medium term. We have consulted with the only other landowner in the block and he supports the rezoning.
- 5) The land is a greenfield block with one key landowner so can be developed in a comprehensive manner without the complication of multiple landownership.

We wish to be heard in support of our submission.



.....
(Signature of applicant or person authorized to sign on behalf of the applicant)

Date: June 14, 2016



Submission on Draft Malvern Area Plan

Phil Thomas

June 2016

Selwyn District Council

SELWYN DISTRICT COUNCIL

SUBMISSION ON DRAFT MALVERN AREA PLAN

Submitter Details

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Email address: info@astonconsultants.co.nz
Phone Number: 03 3322618
Mobile Number: 0275 332213
Contact Person Fiona Aston

I would like to be heard in support of this submission.

Preferred hearing date: Darfield 8 July 2016.

Submission:

My submission applies to the Malvern Area Plan (MAP), and in particular but not limited to, the Kirwee township.

I partly support the MAP, and in particular identification of Kirwee Area 2 (KIR A2) as a Standard Residential Development Area, subject to the amendments set out below.

Relief Sought

- i) Amend the overall Area Plan approach to identify preferred development areas and future residential/business growth paths rather than possible future development options, with the zoning to be implemented through the District Plan Review .

- ii) Consistent with the above, include Kirwee Area 2 (extended to include land adjoining to the north) as a Preferred Standard Residential Development Area as shown on the map attached as **Appendix A**.
- iii) Identify the existing zoned area north of Hoskyns Rd and west of Courtenay Road as a Standard Residential Development area, and re-zone that part of this area currently Living 2 to Living 1 in the DPR. The Living 1 zoning should extend north as far as an existing east-west shelter belt, which provides a natural boundary and buffer between the residential and rural zones I seek under the 2017 DPR.
- iv) Identify the rural land to the north of this shelter belt as a 'future residential growth path.' This would logically be zoned as part of the next District Plan Review (DPR) given that it is unlikely to be required for residential growth within the planning period of the 2017 DPR (i.e. the next 10-15 years, to 2031):
- v) The amendments I seek above are shown on the map attached as **Appendix A**.
- vi) Any consequential amendments to the MAP to give effect to the intent of this submission.

Submitter/Background

I have an interest and farm the land on the north side of Hoskyns Rd between Courtenay Road and Ansons Road. Part of the block is currently zoned a mix of L1 (800m² minimum average lot size) and L2A (1 ha min average lot size). Subdivision consent has been obtained for developing the first stage of this existing zoned land – 16 residential lots along Courtenay Road, as shown on the approved subdivision plan attached – **Appendix B**. Implementation of the consent has been delayed due to unforeseen family circumstances, but I will shortly be in a position to proceed (which will require re-submitting the consent which has only recently lapsed).

I have farmed here since the late 1980's, and have a mix of cropping and sheep. We are soon going to be utilising the Central Plains irrigation scheme.

I farm an extensive area in the vicinity of KIR A2, and that which is not the subject of this submission will

continue to be farmed for the foreseeable future by myself.

Explanation – Reasons for My Submission

1. The identification of preferred development areas in the MAP provides direction and certainty to the community, development sector, service providers and land owners with respect to urban development anticipated and planned for within Area Plan area.
2. It is not appropriate and contrary to the RMA (including Part 2, s31, s32 and s72-76) to rely on private plan change requests to implement zoning of the (possible) development areas shown in the Malvern Area Plan. The DPR should rezone these areas. A DP must state the objectives for the District and policies and rules to implement the same. A key objective will address how to respond to future growth and development of the District in a manner consistent with Part 2.
3. It is contrary to the purpose of the RMA in enabling people and communities to provide for their economic and social welfare to rely solely on private plan changes to facilitate future urban growth when there is a DPR underway. This is not the most appropriate method and is inefficient and ineffective compared to DPR rezoning land (especially where the landowner actively supports zoning and assists in providing required technical supporting information). Applicants have the added costs of funding all Council costs in assessing a private plan change whereas if included in the DPR, these costs are borne by the Council. Ideally applicants should retain either option, so that if they want to progress rezoning more quickly than through the DPR process, this is possible through a private plan change request (both options are available under the Christchurch Replacement District Plan Review process).
4. In accordance with Clause 25 4(b) of Schedule 2 of the RMA, a local authority may reject a private plan change request if within the last 2 years, the substance of the request or part of the request has been considered and given effect to, or rejected by, the local authority or the Environment Court; or the District Plan has been operative for less than 2 years. This means private plan change rezoning requests relating to any land within the Malvern and Ellesmere area may be rejected by the Council for the period from notification of the DPR up to 2 years after the Selwyn District Plan is made operative. This will in effect, 'preclude' rezoning and prevent further urban development for several years (up to 2020 and beyond, depending on the

length of the DP Review process). It creates a high degree of uncertainty for applicants who are simply unlikely to proceed with the costs of preparation of a private plan change in such an uncertain planning framework.

5. I note the Area Plan justification for relying on private plan change requests to implement rezoning is essentially because it is considered that there is sufficient capacity within Kirwee township to accommodate growth through to 2031 without the need for the Council to proactively zone additional land through the District Plan Review. This fails to recognise a number of factors:-

- The need to recognise the short, medium and longer term growth needs of the township and to identify and zone land accordingly, including replacing existing low density residential zoning with standard residential zoning for my property because this would preclude/complicate future residential growth given the position within the township's residential growth path.
- The only remaining area of undeveloped zoned residential land, apart from my land, is all in single ownership. It is important to provide zoned land in a mix of ownerships to avoid a monopoly situation where developers/land owners 'drip feed' sections to the market and create scarcity and maintain high section prices; and for market choice.

6. In response to the disadvantages detailed in the Kirwee documentation for the KIR A2 land we comment as follows;

- *An intensive farming activity immediately adjoins the existing Living 2 zone.*

With respect to the existing L2 land in my ownership (ie. west of Courtenay Road), the adjoining farmland is farmed by myself, and therefore I can control how any reverse sensitivity effects are managed. In any case, I do not undertake any potentially noxious intensive farming activity on adjoining farmland. The land is used for grazing and cropping. The intensive farming activity shown on the MAP adjoining SH is separated from my land by Kirwee Area 1, proposed for standard residential development. The buffer distances are such that there should be no adverse reverse sensitivity effects with the areas I propose for residential development. I further note that the intensive farming activity is 'downwind' under north westerly conditions, when odour dispersal from intensive farming activity can

be the most problematic ie any odour that is created is not likely to spread in a northerly direction towards my land.

- *This location may give rise to ribbon development, reverse sensitivity effects with State Highway 73 and the Midland Railway Line, and several properties are potentially contaminated.*

The zoning will not give rise to ribbon development as it is 'squaring' off the township form with Ansons Road forming the west boundary of the township. Development along Ansons Road will extend in the medium/long term as far as Crozier Drive west of Courtenay Road, again squaring off the township form.

The land that is the subject of this submission does not have a boundary with either the State highway, or the Midland Railway Line, and is in fact well setback from both.

I am unaware of any contamination issues on site, and consider I would have known about any as I have been farming here for nearly 30 years. But, in saying that, a Preliminary Site Contamination Assessment (PSI) may be required at time of rezoning under the DPR and will identify any potential areas of contamination which can be remediated as necessary. If any potential areas are identified a Detailed Site Investigation (DSI) will be undertaken at subdivision stage.

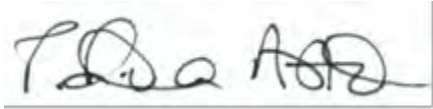
- *The land is comprised of Class III versatile soils, which are valued for their productive capacity.*

The balance of the farm (approximately 800ha) will continue to be farmed. The area of land I would like to be rezoned L1 forms only a portion of the overall farming operation (approximately 70ha). The balance farmland will continue to be a viable farming unit. L1 as opposed to L2 zoning is a more efficient use of the land resource, enabling more land to stay in rural production until it is required for residential development than if the land was developed for lower density rural residential development.

In addition, certainty regarding short and medium/long term township growth is also

important for farm planning.

I wish to be heard in support of my submission.

A handwritten signature in black ink, appearing to read 'T. D. A. A.', enclosed within a rectangular border.

.....
(Signature of applicant or person authorized to sign on behalf of the applicant)

Date: June 15, 2016

Appendices:

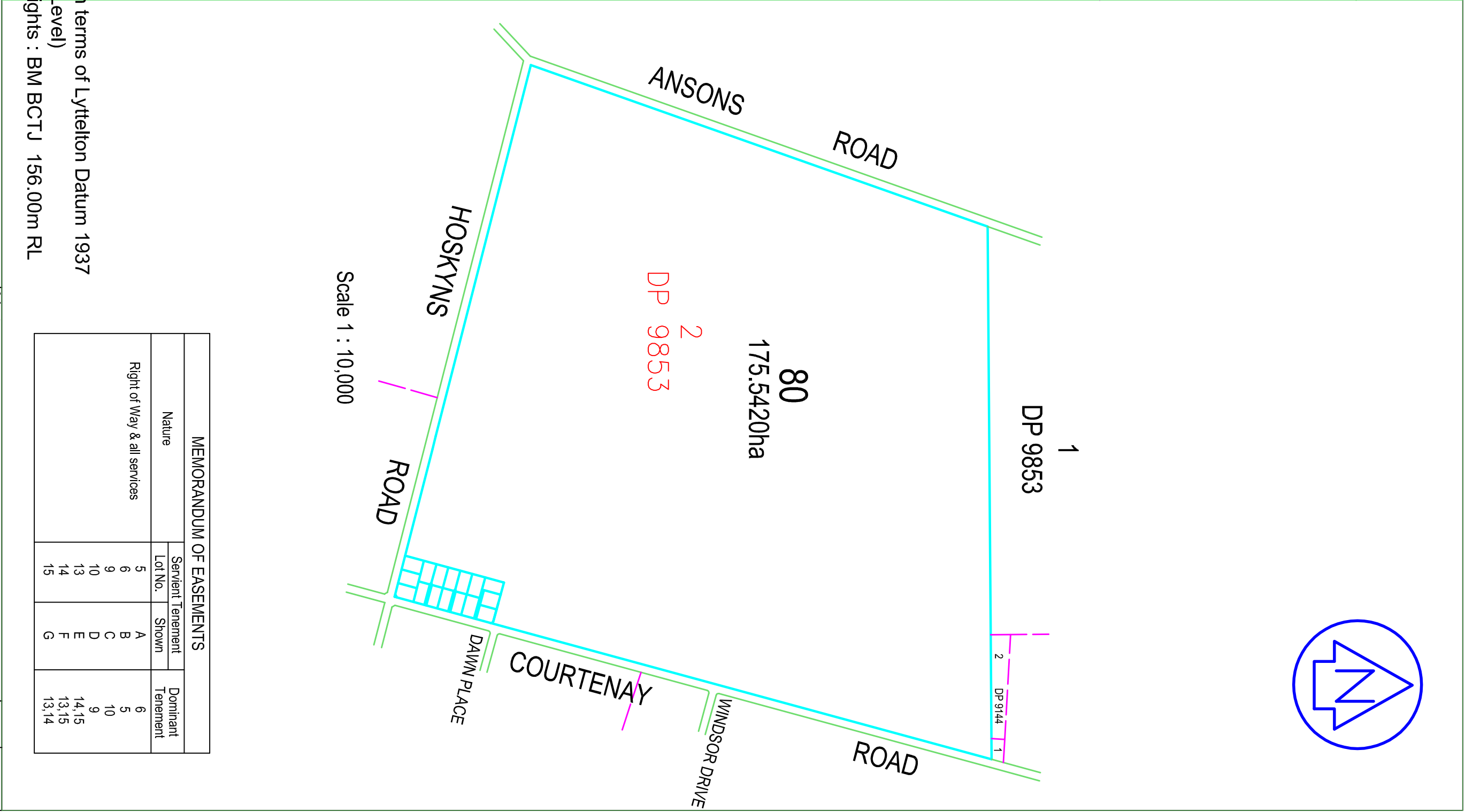
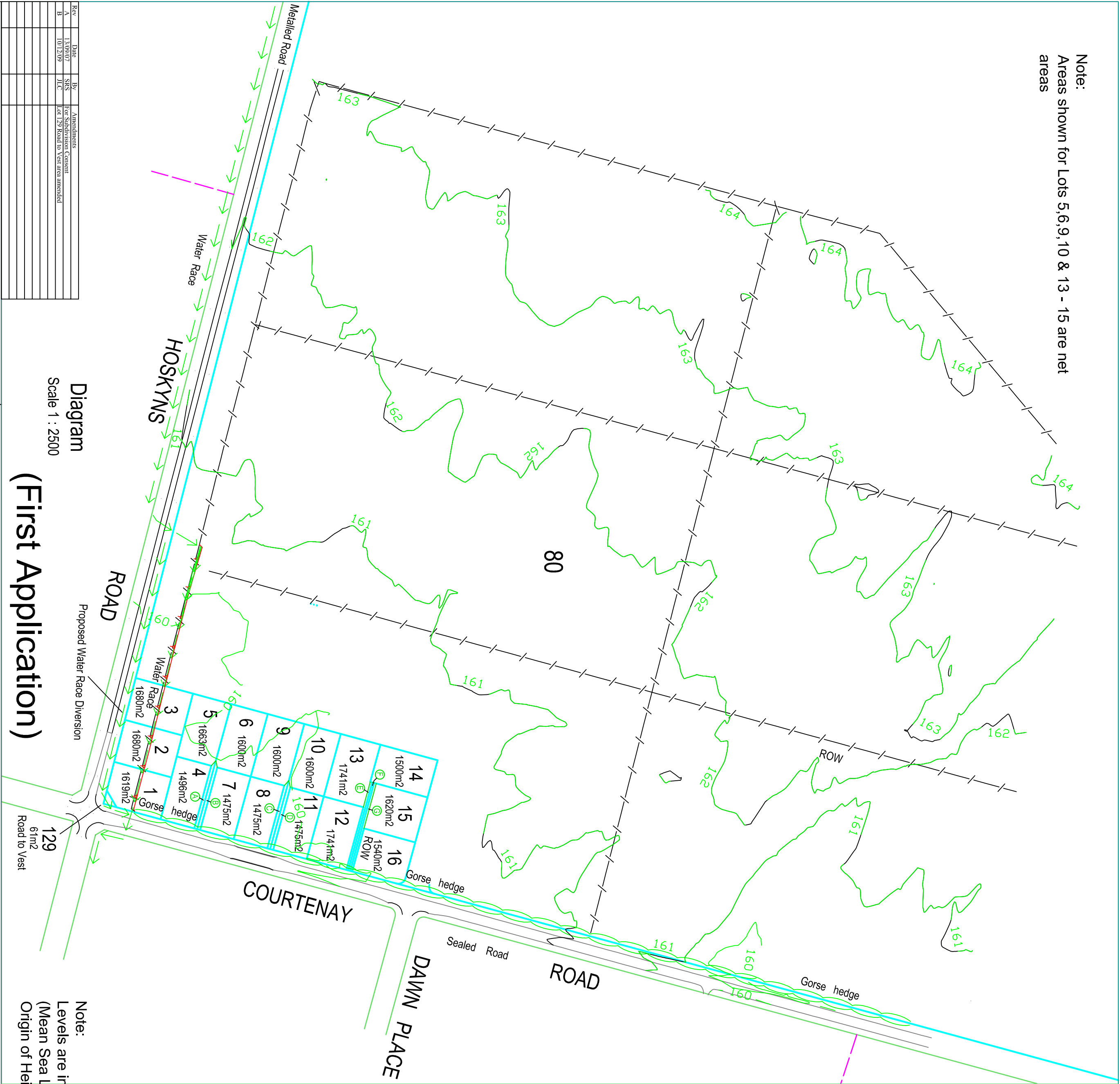
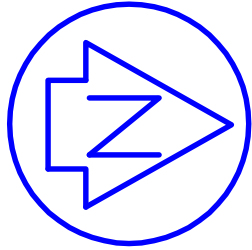
Appendix A: Preferred Standard Residential Development Area Map

Appendix B: Approved Subdivision Plan

Appendix A: Preferred Standard Residential Development Area Map

Appendix B: Approved Subdivision Plan

Note:
Areas shown for Lots 5,6,9,10 & 13 - 15 are net areas



Rev	Date	By	Amendments
A	13/06/07	SRS	For Subdivision Consent
B	10/12/09	JLC	Lot 129 Road to Vest area amended



Submission on Draft Malvern Area Plan

Alan Rhodes

June 2016

Selwyn District Council

SELWYN DISTRICT COUNCIL

SUBMISSION ON DRAFT MALVERN AREA PLAN

Submitter Details

Name: Alan Rhodes

Postal address: C/- Aston Consultants Ltd
Resource Management and Planning
PO Box 1435
Christchurch 8140

Email address: fiona@astonconsultants.co.nz

Phone Number: 03 3322618

Mobile Number: 0275 332213

Contact Person Fiona Aston

I would like to be heard in support of this submission.

Preferred hearing date: Darfield 8 July 2016.

Submission:

My submission applies to the Malvern Area Plan, and in particular but not limited to Hororata township.

I support in principle the Draft Malvern Area Plan (MAP) but not the provisions relating to Hororata including Issues and Options: Possible Future Development Options Figure 20 which does not identify the area of land in **Appendix A** (land adjoining the existing Hororata township boundary to the west and bounded by Hawkins Rd, Bealey Rd and Cotons Rd) as a preferred development area. I seek amendments to the MAP as set out below:

Relief Sought

- i) Amend the overall Area Plan approach to identify preferred development areas rather than possible future development options, with the zoning to be implemented through the District Plan Review.

- ii) Consistent with the above, include the two existing properties bounded by Hawkins Rd, existing township boundary, Bealey Rd and Cotons Rd, Hororata as a preferred low density preferred residential area (as per the map attached as **Appendix A**), with a minimum average lot size 3000m².
- iii) Any consequential amendments to the MAP to give effect to the intent of this submission.

Explanation – Reasons for My Submission


- 1) The identification of preferred development areas in the MAP provides direction and certainty to the community, development sector, service providers and land owners with respect to urban development anticipated and planned for within Area Plan area.
- 2) It is not appropriate and contrary to the RMA (including Part 2, s31, s32 and s72-76) to rely on private plan change requests to implement zoning of the (possible) development areas shown in the Malvern Area Plan. The DPR should rezone these areas. A DP must state the objectives for the District and policies and rules to implement the same. A key objective will address how to respond to future growth and development of the District in a manner consistent with Part 2.
- 3) It is contrary to the purpose of the RMA in enabling people and communities to provide for their economic and social welfare to rely solely on private plan changes to facilitate future urban growth when there is a DPR underway. This is not the most appropriate method and is inefficient and ineffective compared to DPR rezoning land (especially where the landowner actively supports zoning and assists in providing required technical supporting information). Applicants have the added costs of funding all Council costs in assessing a private plan change whereas if included in the DPR, these costs are borne by the Council. Ideally applicants should retain either option, so that if they want to progress rezoning more quickly than through the DPR process, this is possible through a private plan change request (both options are available under the Christchurch Replacement District Plan Review process).

- 4) In accordance with Clause 25 4(b) of Schedule 2 of the RMA, a local authority may reject a private plan change request if within the last 2 years, the substance of the request or part of the request has been considered and given effect to, or rejected by, the local authority or the Environment Court; or the District Plan has been operative for less than 2 years. This means private plan change rezoning requests relating to any land within the Malvern and Ellesmere area may be rejected by the Council for the period from notification of the DPR up to 2 years after the Selwyn District Plan is made operative. This will in effect, 'preclude' rezoning and prevent further urban development for several years (up to 2020 and beyond, depending on the length of the DP Review process). It creates a high degree of uncertainty for applicants who are simply unlikely to proceed with the costs of preparation of a private plan change in such an uncertain planning framework.
- 5) We note the Area Plan justification for relying on private plan change requests to implement rezoning is essentially because it is considered that there is sufficient capacity within Hororata township to accommodate growth through to 2031 without the need for the Council to proactively zone additional land through the District Plan Review, including the undeveloped L1A zone. This statement is not borne out by the existing zoning and development pattern at Hororata for the reasons outlined below.
- i) There is no existing low density residential zoning at Hororata. Such provision would widen housing choice at Hororata and meet a current 'gap' in the local housing market. There are some existing 'undersize' rural residential sized lots opposite the Domain along Hororata Road north of Duncans Road but no zoned rural residential areas.
 - ii) The MAP identifies HOR A2 as a possible area for low density residential development. This is ex Selwyn Plantation Board land now owned by SDC and is approximately 5.2ha in area. It is generally preferable to provide development opportunities in the ownership of more than one landowner to provide market choice, avoid a monopoly situation (where landowners/developers may 'drip feed' sections to the market to create scarcity and maintain high section prices) and because the timeframes and aspirations of landowners can differ, so rezoning does not necessarily equate to land being 'development ready' ie. intended for subdivision and the delivery of sections to the market in the short term.

Suitability for residential purposes:

- i) The Site is ideally located adjoining the township boundary (to the west) and proximate the Hororata School (approximately 200m away) on land in the same block zoned L1.
- ii) The submitter has a proven existing track record in developing land for residential sections, including 24 residential sections at Hororata, developed approximately 15 years ago and all sold within a year.
- iii) The MAP recognises that this site i.e. (bound by Bealey, Cotons and Hawkins Roads) is well-contained, (and by implication a logical growth area in terms of town form). Cotons Road is a strong, logical and definitive township containment boundary to east. Currently there is no well defined boundary to the eastern extent of the township.
- iv) The site is generally suitable for development from an infrastructure servicing perspective.
- v) The site is located some distance from the Hawkins River and does not have the potential flooding/inundation constraints identified for land closer to the River including Hororata Area 2.
- vi) The MAP identifies possible disadvantages for development of the site as being that it could give rise to ribbon development along Bealey and Hawkins Roads, dilute the rural/urban contrast, contribute to a loss of rural productive land and is partially affected by intensive farming activity. In response:-
 - The Site is not prime agricultural land and is too small for economic farming purposes (approximately 22.8ha). It is used for sheep and cattle grazing.
 - There are no intensive farming activities in the vicinity which could result in adverse reverse sensitivity effects. Potentially noxious intensive farming activities are generally poultry or pig farming.

- Rural/urban contrast and ribbon development. Lower density residential development will provide an appropriate transition at the urban/rural interface. As the site is contained by roads on all boundaries with rural land, larger sections along the rural boundaries are not necessary for reverse sensitivity reasons. In terms of maintaining a rural/urban contrast, it is preferable to not have larger sections along the road boundaries. A strong rural/urban contrast will be retained as there is still a strong residential contrast between average 3000m² lots and Rural Outer Plains lots (minimum size 20 ha). A location bounded by roads and rural land beyond is ideal for a low density residential area as it maximizes opportunity for rural outlook from sections, with the roads providing an appropriate buffer between residential and rural activity. The existing Hororata township form is essentially 'ribbon development' along Bealey, Hawkins and Hororata Roads, with development 'in depth' between Hawkins and Bealey Roads. Development of the site (located between Hawkins and Bealey Roads) is consistent with this existing development pattern and urban form.



.....
(Signature of applicant or person authorized to sign on behalf of the applicant)

Date: June 15, 2016

Appendices:

Appendix A: Preferred Residential Area Map

Appendix A: Preferred Residential Area Map

Hororata Opportunities & Issues | Possible Future Development Options

Preferred

Areas

Figure 20



L2: Minimum average lot size 3000m²



Submission on Draft Malvern Area Plan

Merv Todd

June 2016

Selwyn District Council

SELWYN DISTRICT COUNCIL

SUBMISSION ON DRAFT MALVERN AREA PLAN

Submitter Details

Name: Merv Todd

Postal address: C/- Aston Consultants Ltd
Resource Management and Planning
PO Box 1435
Christchurch 8140

Email address: fiona@astonconsultants.co.nz

Phone Number: 03 3322618

Mobile Number: 0275 332213

Contact Person Fiona Aston

I would like to be heard in support of this submission.

Preferred hearing date: Darfield 8 July 2016.

Submission:

My submission applies to the Malvern Area Plan, and in particular but not limited to Darfield township.

I support in principle the Draft Malvern Area Plan and in particular:

- identification of Darfield area 7 (DAR A7), as a 'potential future growth path for residential purposes', subject to the amendments set out below:

Relief Sought

- i) Amend the overall Area Plan approach to identify preferred development areas, with zoning to be implemented through the District Plan Review.

- ii) Consistent with the above, include Area 7 (but amended to relate to defined boundaries) as a preferred standard residential development area in the MAP and identify land adjoining the north as the preferred standard residential growth path for Darfield – as shown on the **Appendix C** map attached.
- iii) Remove Area 8 'potential future growth path' for Business 2 industrial purposes; or retain it as a 'possible future B2 area' given that there is not understood to be any landowner interest in such zoning and development; and other suitable B2 areas are available (including Area 6 and Area 3).
- iv) Any other consequential amendments to the Malvern Area Plan to give effect to the intent of this submission.

Submitter/Background

The Todd site is presently used for farming purposes and is one of three blocks with frontage to Kimberley Road, as shown on the plan below in blue. The southern block (and the adjoining access to the north) is within the Draft MAP Area 7. The three blocks are separated by existing accesses to the Reed farm to the east. The blocks were previously owned by the Selwyn Plantation Board and planted in trees. The trees have since been cropped and the land is now used for grazing purposes. The Todd family home is sited on the middle block.

Previous Living X Zoning

In 1995 SDC notified the District Plan Township Volume which included the planning map attached in **Appendix A** and identified the southern Todd block and a larger part of the Reed Property adjoining to the east as Living X than is now the case (see current map in **Appendix B**). Unbeknown to the landowners, who were satisfied with the inclusion of part of their Site as Living X, the zoning was removed by way of submission to the District Plan. It is understood that this was as a result of a submission by Selwyn Plantation Board who at that time owned land adjoining their west boundary which was used for forestry, and had concerns regarding 'reverse sensitivity' effects between forest and residential activity. The trees have since been felled, and the land sold. It is now used for grazing purposes.



Todd blocks marked blue

The Todd southern block (and adjoining Reed land to the east) Site is suitable for standard residential living as it is close to the centre of Darfield. It is much closer, in fact, than other living zoned land to the south and west of the Township, ensuring that future development of the site can achieve have good connections with the Township and be well integrated.

Explanation – Reasons for in principle support

- 1) The identification of preferred development areas on the Darfield Area Plan map provides direction and certainty to the community, development sector, service providers and land owners with respect to urban development anticipated and planned for within Area Plan area.
- 2) It is not appropriate and contrary to the RMA (including Part 2, s31, s32 and s72-76) to rely on private plan change requests to implement zoning of the (possible) development areas shown in the Draft Malvern Area Plan (the implementation approach adopted in the Draft Malvern Area as noted on page 28). The District Plan Review should rezone these areas. A District Plan must state the objectives for the District and policies and rules to implement the same. A key objective will address how to respond to future growth and development of the District in a manner consistent with Part 2. It is contrary to the purpose of the RMA in enabling people and communities to provide for their economic and social welfare to require private plan changes to facilitate this. This is not the most appropriate method and is inefficient and ineffective compared to rezoning land (especially where the landowner actively supports zoning and assists in providing required technical supporting information). Applicants have the added costs of funding all Council costs in assessing a private plan change whereas if included in the DPR, these costs are borne by the Council.
- 3) In accordance with Clause 25 4(b) of Schedule 2 of the RMA, a local authority may reject a private plan change request if within the last 2 years, the substance of the request or part of the request has been considered and given effect to, or rejected by, the local authority or the Environment Court. This means private plan change rezoning requests relating to any land within the Malvern and Ellesmere area is likely to be rejected by the Council for the period up to 2 years after the Selwyn District Plan is made operative. This will in effect, 'preclude' rezoning and prevent further urban development for several years (up to 2020 and beyond, depending on the length of the DP Review process). It creates a high degree of uncertainty for applicants who are simply unlikely to proceed with the costs of preparation of a private plan change in such an uncertain planning framework.
- 4) It is noted that the Area Plan justification for relying on private plan change requests to implement rezoning at Darfield is principally because it is considered that there is sufficient capacity within the township to accommodate growth through to 2031 without the need for

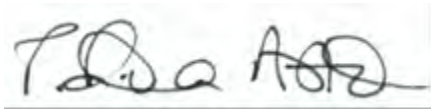
the Council to proactively zone additional land through the District Plan Review. This statement fails to recognise a number of matters as below:-

- i) There needs to be a range of greenfield development areas in different ownership to provide choice to the market and ensure an ongoing supply of land for development and avoid a monopoly situation where one or a small number of landowners/developers 'drip feed' supply in order to maintain scarcity and higher section prices. In addition, in the Darfield context, significant areas of undeveloped zoned land are in the single ownership by farming families who are unlikely to wish or need to develop the large areas of land held in existing urban zoning in the short term (although raising funds to support farm development including irrigation under the Central Plains Irrigation Scheme will encourage some development).
 - ii) Existing zoned areas are not necessarily 'development ready'. Much of the land at Darfield is zoned for low density residential purposes and is in multiple ownership with landowners having different timeframes and aspirations in terms of residential intensification. Further the positioning of existing dwellings and garden areas, and access arrangements further limits intensification options. Organic, gradual intensification will occur over time and this is an appropriate form of development creating mixed character neighbourhoods. However, master planned 'greenfield development' over shorter timeframes is not generally feasible in such areas.
 - iii) Existing zoned areas include land zoned for low density residential which are some distance from the Darfield town centre and on this basis are less suitable for standard or medium density residential development. Whilst there is a relatively large 'quantum' of land zoned for urban purposes, there is relatively little land zoned for standard or medium density housing, despite the growing demand given the ageing population and trend towards smaller household sizes.
- 5) The Todd land and adjoining Reed farm to the east is the logical and preferred residential growth direction for the township, which would result in a more concentric urban form.

There is a clear 'gap' (wedge of rural land) in the urban form of Darfield to the north east of Kimberley Road. This is acknowledged in the MAP Figure 8 Darfield Opportunities and Issues, which identifies Area 7 and land to the north as the 'obvious growth node'. Homebush Road is the logical long term northern township containment boundary. This needs to be indicated in the MAP Darfield figure 9 as amended and attached in **Appendix C**. Identifying the township growth 'direction' on the MAP is important to provide certainty for all parties and enable forward planning, including interim farm planning.

- 6) Darfield is identified as Key Activity Centre (KAC) in the Selwyn Development Strategy 2031, described as "*key existing commercial/business centres identified as focal points for employment, community activities, and the transport network: and which are suitable for more intensive mixed-use development...*". As a KAC, it is essential that the MAP focusses on the strategic growth needs of the township, which is the key activity centre for the northern portion of the District, west of Greater Christchurch.
- 7) The site is close to the existing Darfield township centre, and is a logical area for rezoning, which can achieve a high level of connectivity and integration with the existing township. This is acknowledged in the MAP which states "*The area is close to the Darfield town centre and other community services and provides for a compact and concentric urban development pattern*". (page 28).
- 8) There is an anticipated growing demand for sections at Darfield resulting from economic activity in the area, including the new dairy factory and CPlains Irrigation Scheme, and retiring farmers.
- 9) Matthew Reed (adjoining landowner to the east) and I are committed to and working collaboratively in the development of our respective land holdings for residential purposes. We have engaged Survus to prepare a draft possible Outline Development Plan (attached as **Appendix D**) for Area 7. This illustrates how the land can be developed in a comprehensive and integrated way with provision for roading links to adjoining zoned and developed areas and to future development areas to the north and east.
- 10) The only possible disadvantages to rezoning land identified in the MAP are appropriate management of the boundary with possible B2 land to the east; and that the land is Class

III versatile soils and valued for productive purposes. In response, it is noted that facilitating standard (and potentially medium density) residential development will minimize the amount of land to be utilized for urban development (compared to lower density residential development). Appropriate setbacks and other mitigation measures (noise standards, planting etc) can be implemented at the residential/business zone boundary. Such measures should apply to the business zoned land. I understand that the landowners have not expressed an interest in identification of Area 8 for B2 purposes and there are other options in the township for B2 land. It may be appropriate to retain this as a 'possible development option' (as opposed to preferred development area) or not include it in the MAP at this stage.



.....
(Signature of applicant or person authorized to sign on behalf of the applicant)

Date: June 15, 2016

Appendices:

Appendix A: 1995 Planning Map

Appendix B: Current Planning Map

Appendix C: Amendments Sought to MAP Darfield Figure 9

Appendix D: Possible ODP Concept for Area 7

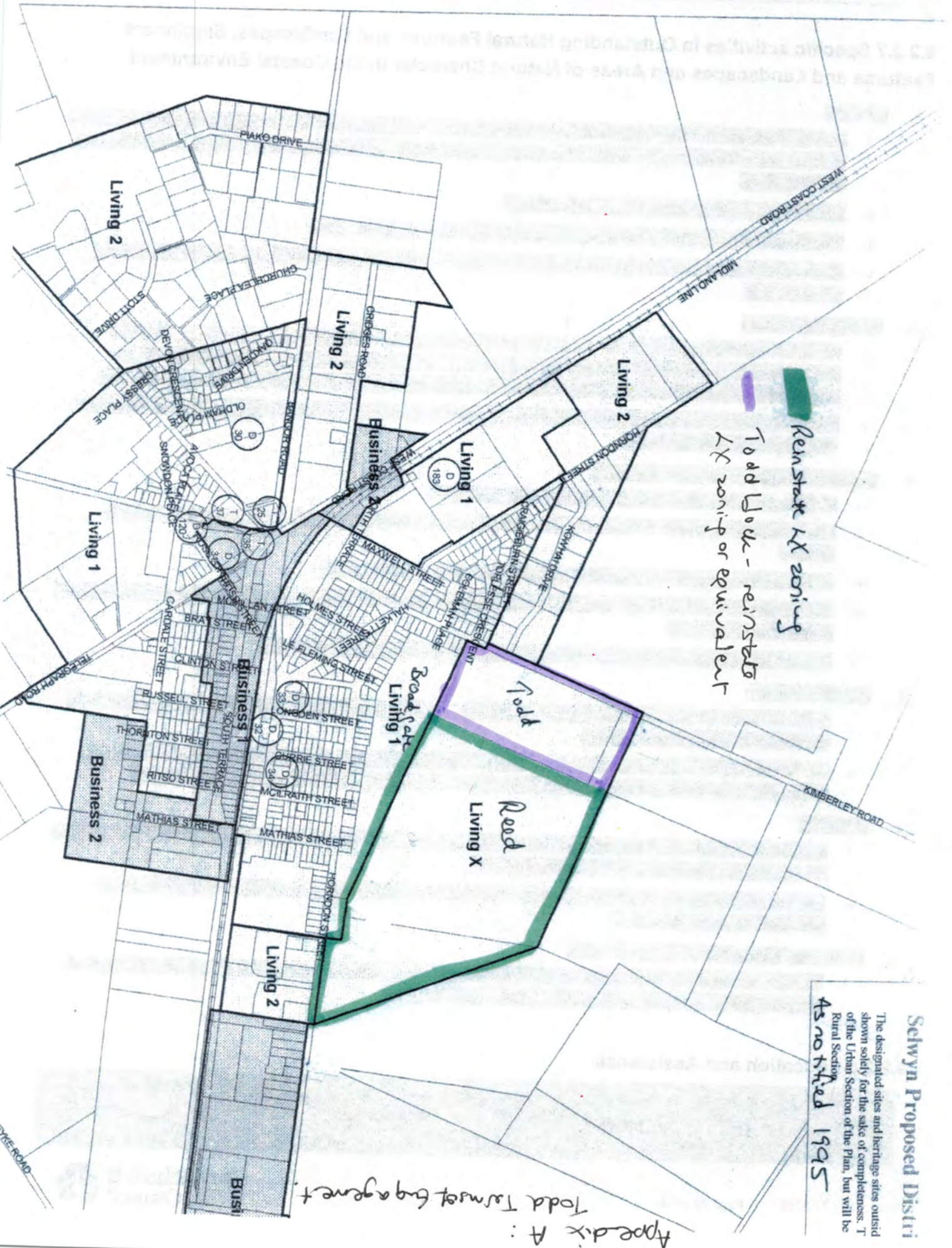
Appendix A: 1995 Planning Map

The designated sites and heritage sites outside shown solely for the sake of completeness. T of the Urban Section of the Plan, but will be Rural Section

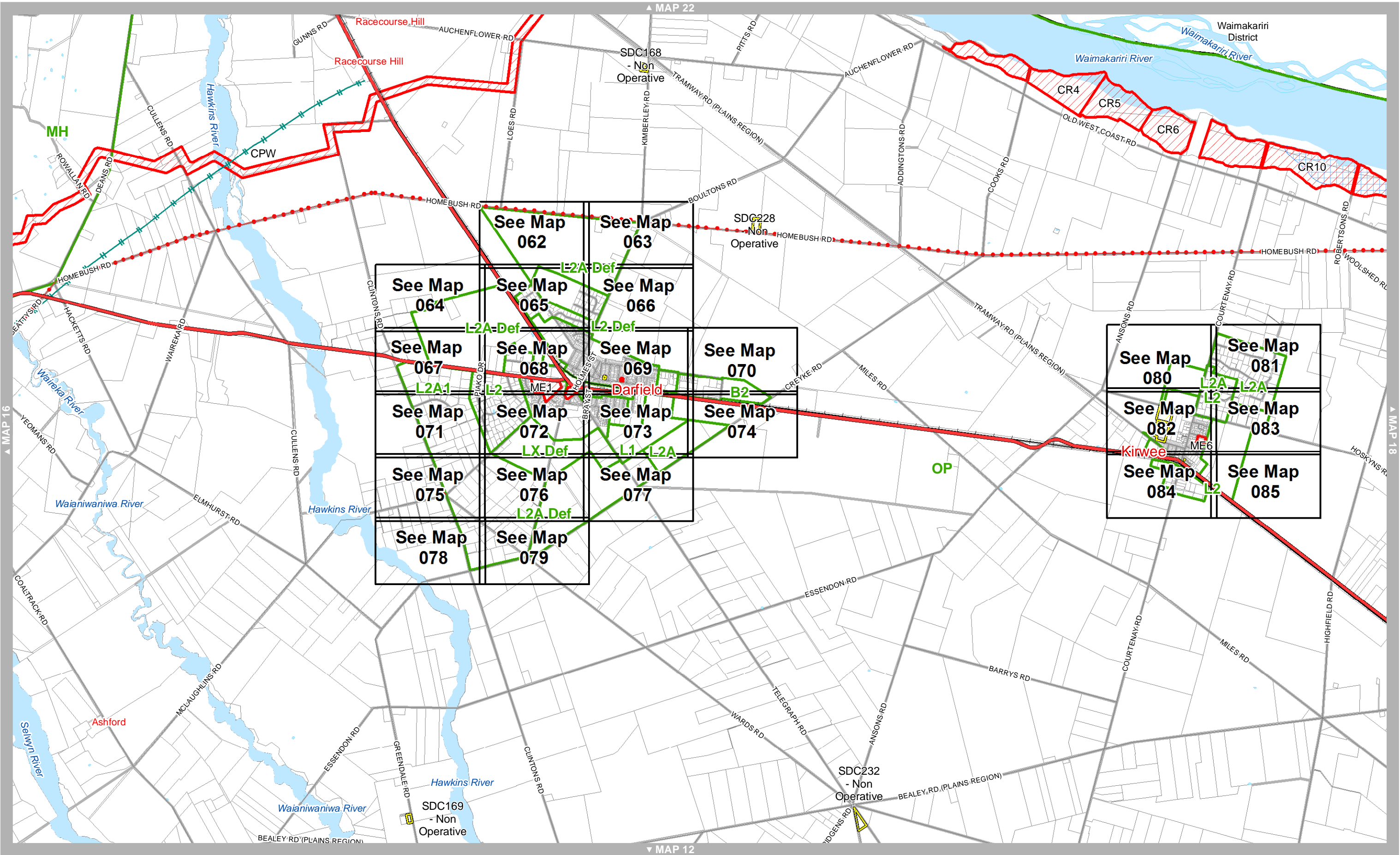
As noted 1995

Reinstate X zoning

Todd block - reinstates
XX zoning or equivalent



Appendix B: Current Planning Map



MAP
017
SHEET 1

SELWYN DISTRICT PLAN

Scale: 1:50,000 at A3

0 1,000 m

Prepared by Selwyn District Council.
All cadastral information supplied by LINZ
DCDB. Crown Copyright Reserved.

KEY

- ChCh International Airport Noise Contour
- Fault Lines
- Coastal Hazard
- Transpower Main Lines

Designations

- West Melton Observatory Zone
- Outstanding Natural Feature
- Visual Amenity Landscape Zones
- Outstanding Landscape
- Forestry Exclusions
- Zones

Flood Zone

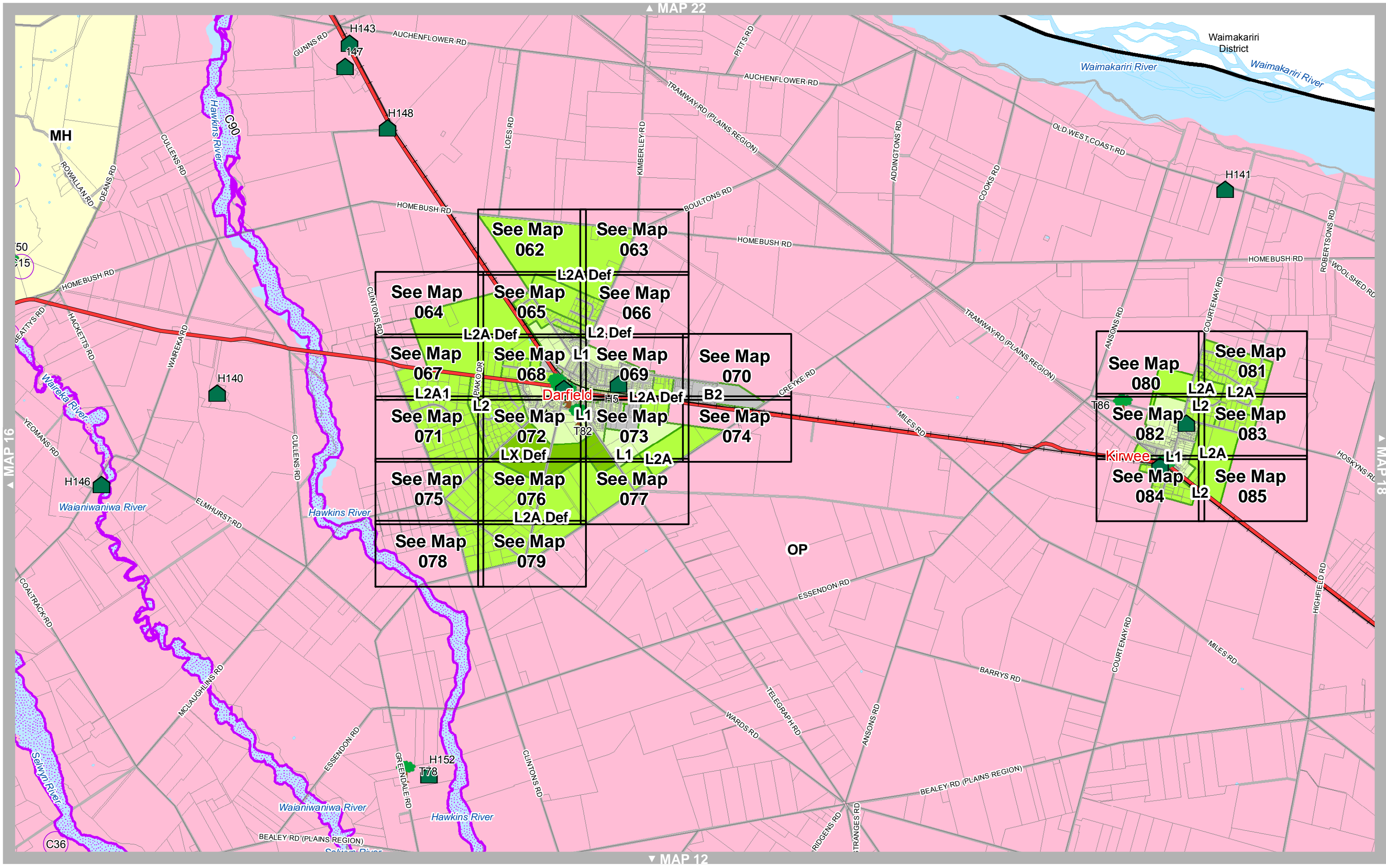
- Waimakariri Flood Plain
- Lower Plains Flood Area
- Lake Ellesmere Flood Area

Greenfield Priority Areas

- Priority Areas - Business
- Priority Areas - Residential

Territorial Authority

- Surrounding Districts
- Selwyn District Boundary



KEY

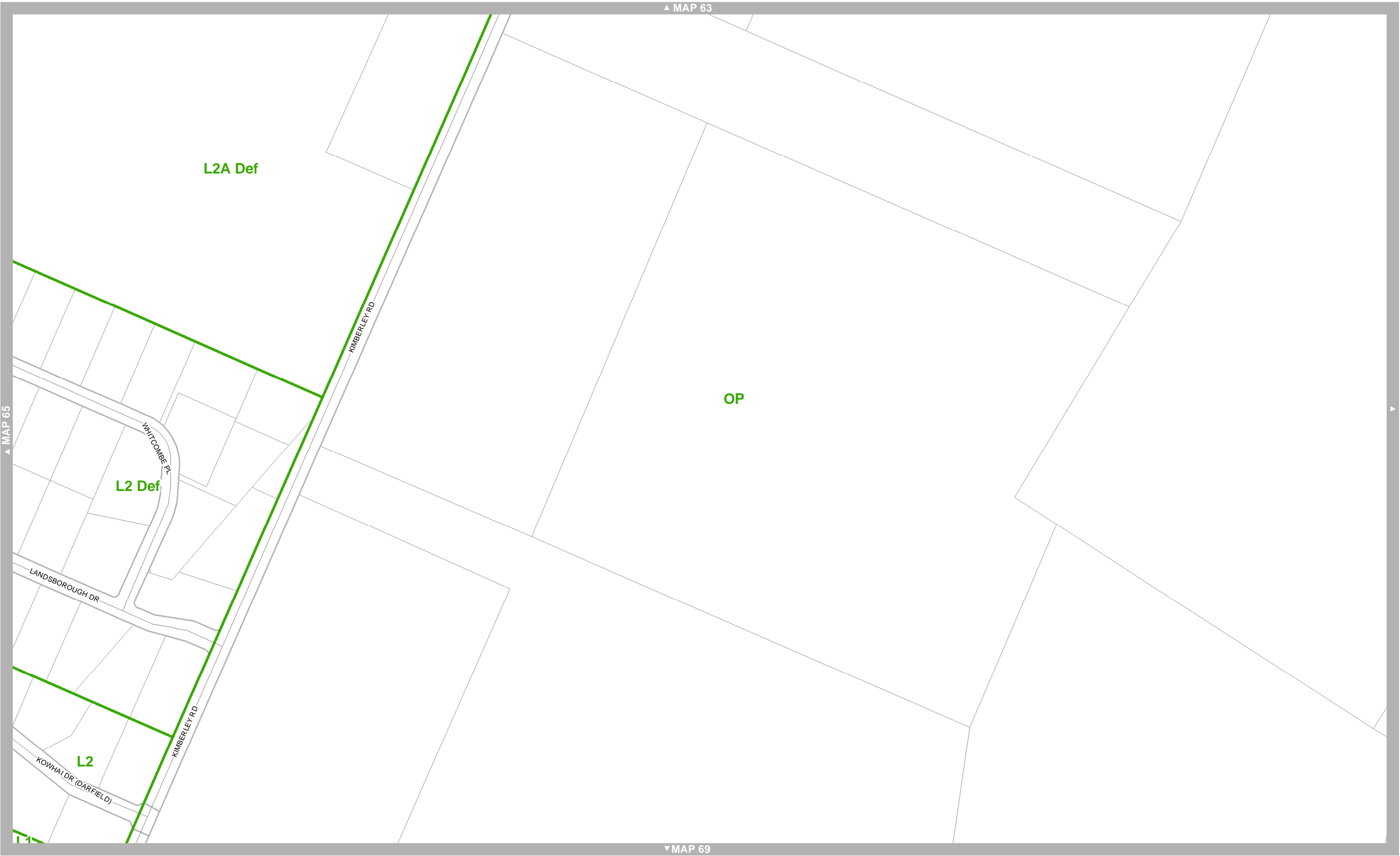
- Heritage Building
- Protected Tree
- Scheduled Site
- Statutory Acknowledgement Site
- State Highway
- Railway
- Road Parcel
- Land Parcel
- Water Body
- Archaeological Site

Contours Above Sea Level

- 160m
- 60m
- 2.74m

Zones

Living 1	Living WM	Business 1	Outer Plains
Living 2	Living Z	Business 2	Malvern Hills
Living 3	Living Z Deferred	Business 3	
Existing Development Area	Living X	Deferred Living	Inner Plains



MAP
066
SHEET 1

SELWYN DISTRICT PLAN

Scale: 1:4,000 at A3

0100 m

N

Prepared by Selwyn District Council.

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KEY

--- ChCh International Airport Noise Contour

Fault Lines

Coastal Hazard

Transpower Main Lines

West Melton Observatory Zone

Outstanding Natural Feature

Visual Amenity Landscape Zones

Outstanding Landscape

Forestry Exclusions

Zones

Designations

Non Operative

Operative

Flood Zone

Waimakariri Flood Plain

Lower Plains Flood Area

Lake Ellesmere Flood Area

Greenfield Priority Areas

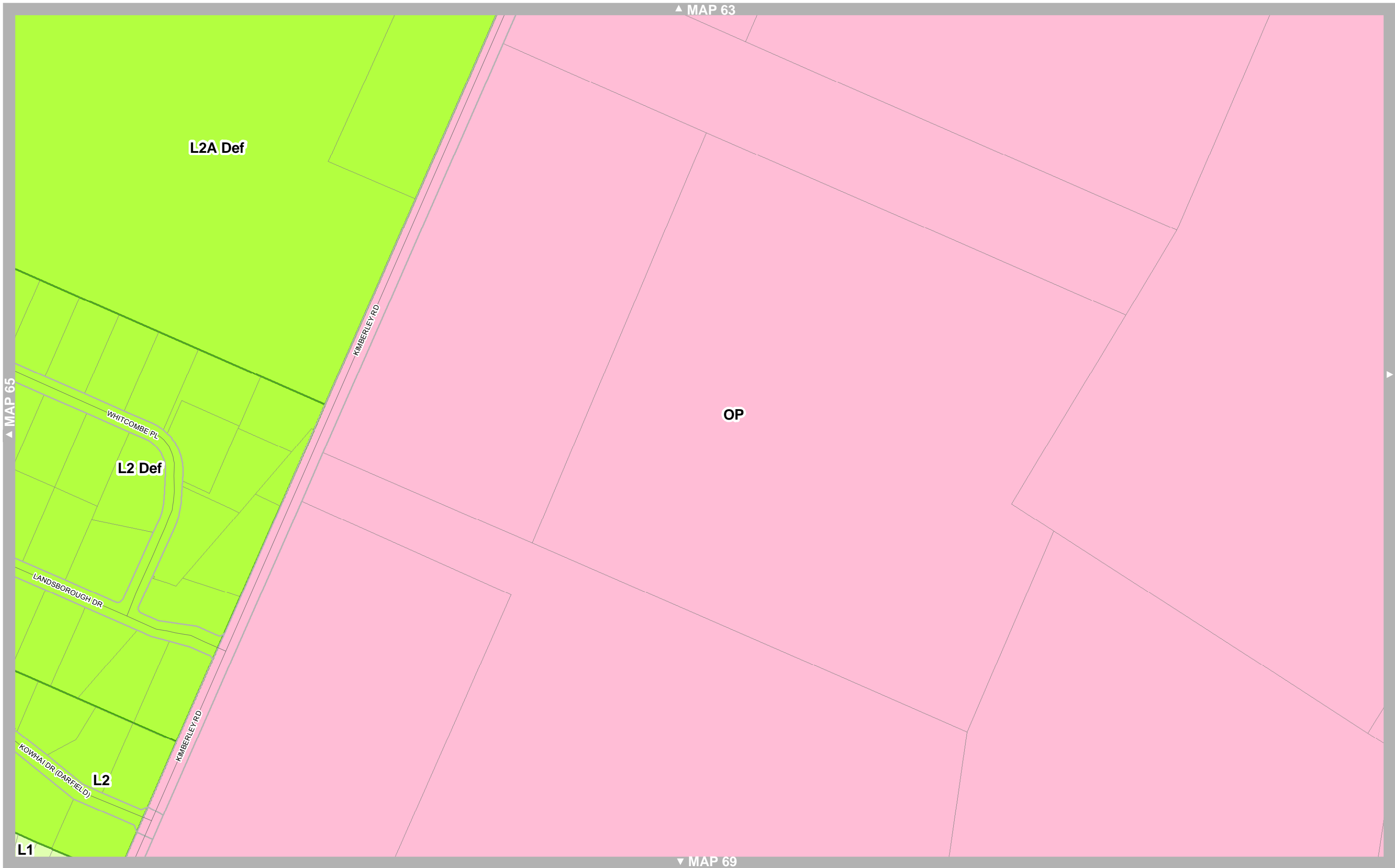
Priority Areas - Business

Priority Areas - Residential

Territorial Authority

Surrounding Districts

Selwyn District Boundary



KEY

Heritage Building

Protected Tree

Scheduled Site

Statutory Acknowledgement Site

State Highway

Railway

Road Parcel

Land Parcel

Water Body

Archaeological Site

Wāhi Taonga Management Site

Wāhi Taonga Management Area

Silent File Area

Contours Above Sea Level

160m

60m

2.74m

Zones

High Country

Port Hills

Existing Development Area

Living 1

Living 2

Living 3

Living X

Living WM

Living Z

Living Z Deferred

Deferred Living

Business 1

Business 2

Business 3

Inner Plains

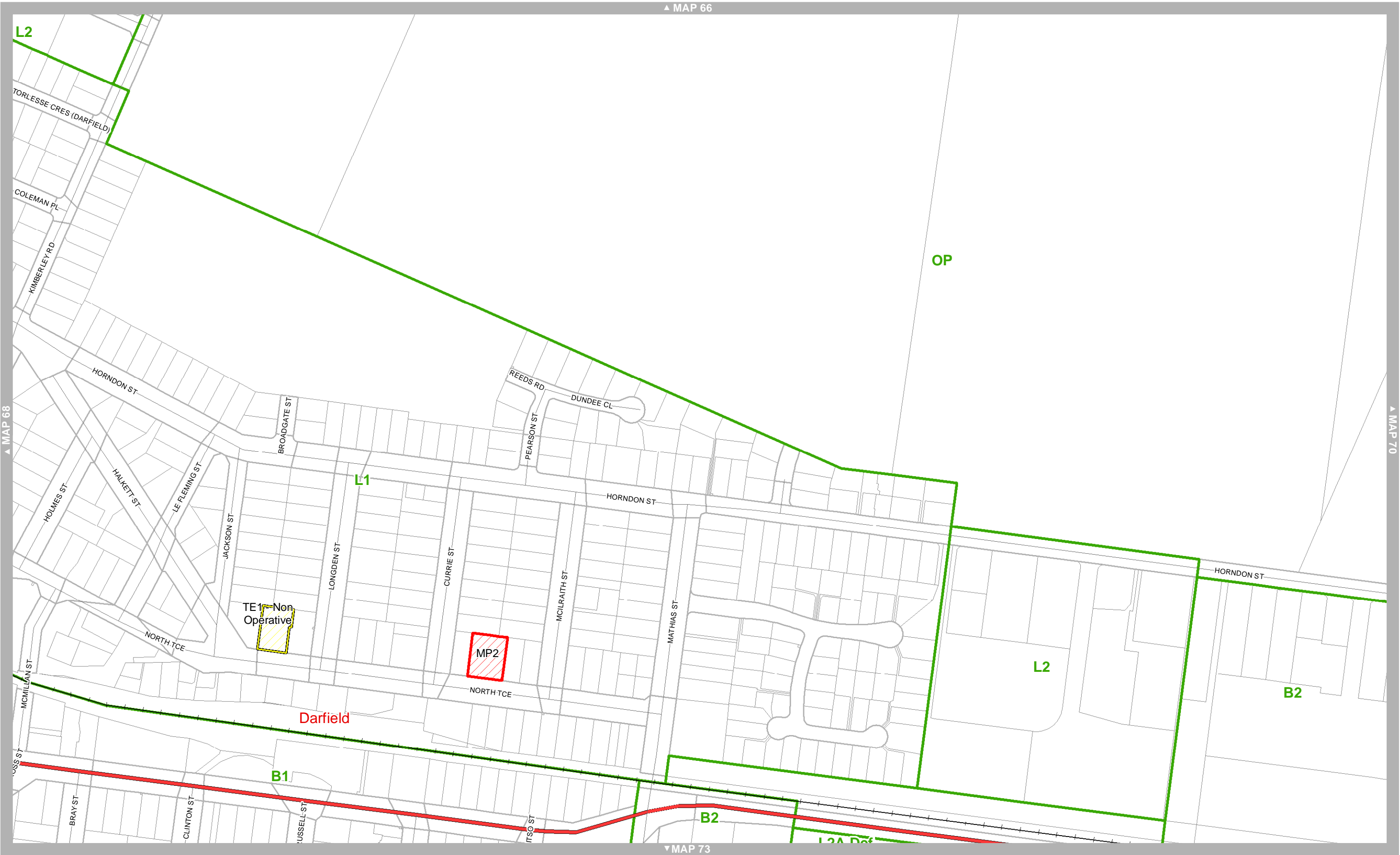
Outer Plains

Malvern Hills

Selwyn DISTRICT COUNCIL

MAP
066
SHEET 2

Printed on: Monday, 24 March 2014



MAP
069
SHEET 1

SELWYN DISTRICT PLAN

Scale: 1:4,000 at A3

0 100 m

Prepared by Selwyn District Council.
All cadastral information supplied by LINZ
DCDB. Crown Copyright Reserved.

KEY

- ChCh International Airport Noise Contour
- Fault Lines
- Coastal Hazard
- Transpower Main Lines

Designations

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- Outstanding Natural Feature
- Visual Amenity Landscape Zones
- Outstanding Landscape
- Forestry Exclusions
- Zones

Flood Zone

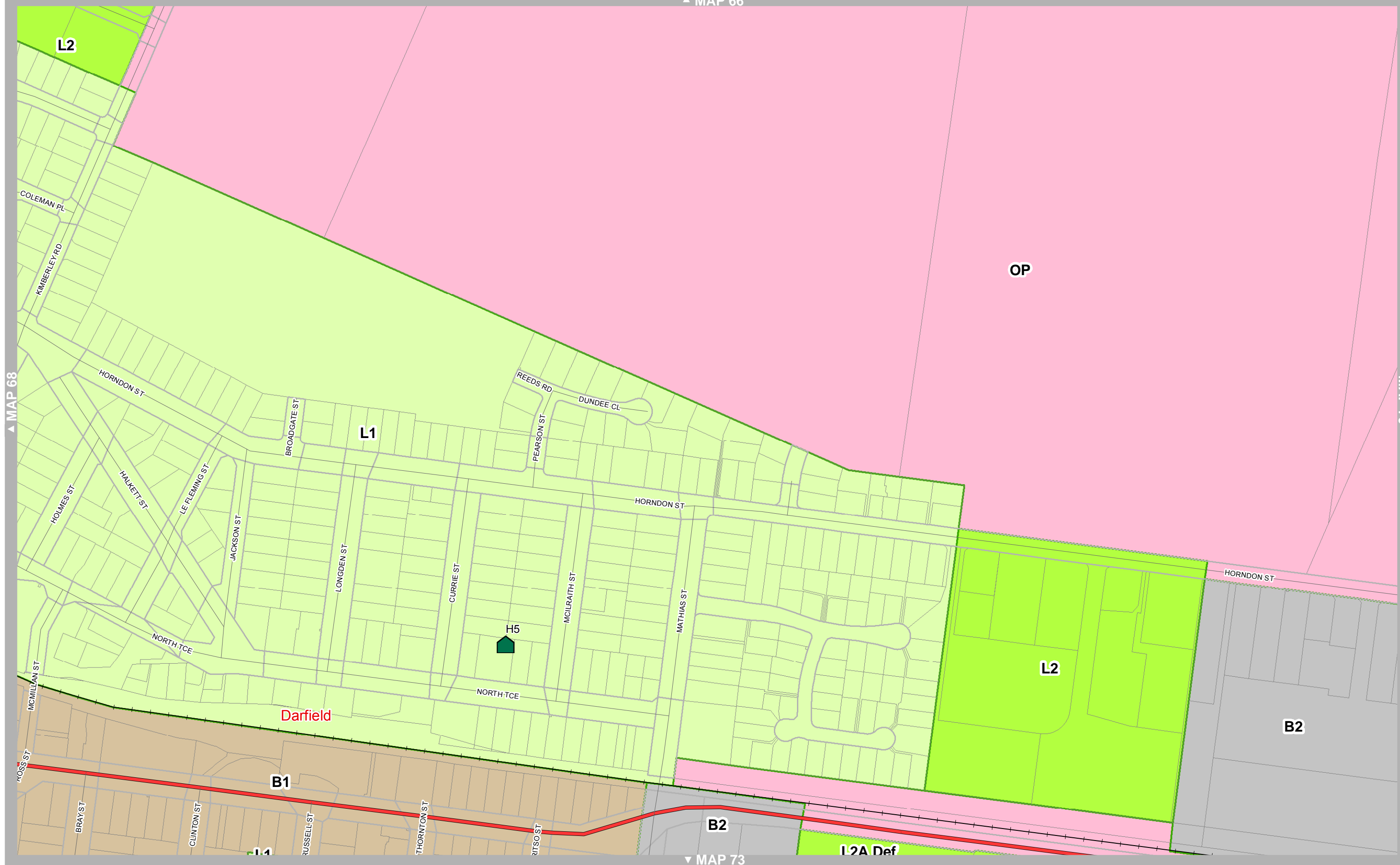
- Waimakariri Flood Plain
- Lower Plains Flood Area
- Lake Ellesmere Flood Area

Greenfield Priority Areas

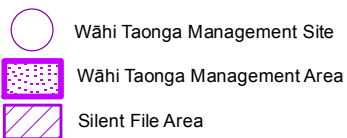
- Priority Areas - Business
- Priority Areas - Residential

Territorial Authority

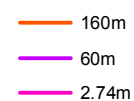
- Surrounding Districts
- Selwyn District Boundary



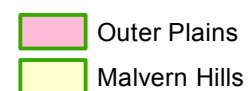
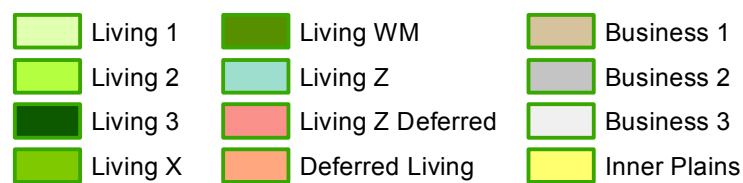
KEY



Contours Above Sea Level



Zones



Appendix C: Amendments Sought to MAP Darfield Figure 9

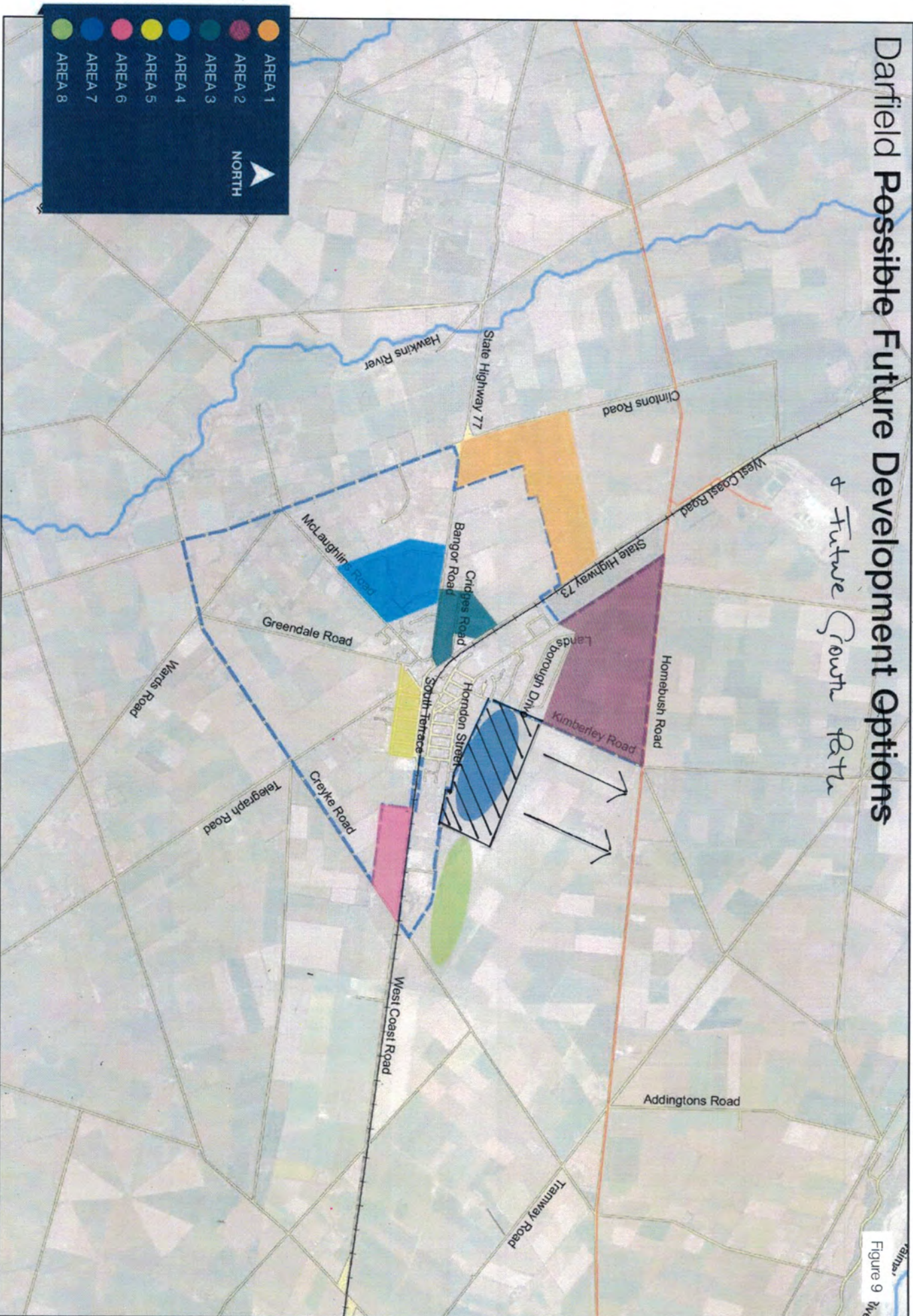
Preferred

Areas

Darfield Possible Future Development Options

+ Future Growth Path

Figure 9



Area 7 ↑ Future residential growth path

Appendix D: Possible ODP Concept for Area 7



Possible ODP Concept - Indicative Only
Kimberley Road & Horndon Street
Darfield

Pt RS 27204 & Lot 24 DP 366007
CT CB81/214, CB44A/1000 & CT268916
Broadgate Farm & Merf Ag Services

Rev	Date	By	Amendments
B	15/06/16	ADC	Preliminary layout
A	15/06/16	ADC	Preliminary layout

DATE	SHEET	REV
June 16	1 of 1	SC02-B
SCALES	JOB REF	
1 : 4000 (A3)	13100	

www

STATUS

ZU

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STATUS

WWW

SURVUS

CONSULTANTS

surveying engineering property development

4 Meadow Street, PO Box 5558, Papanui, Christchurch

P 03 352 5599

F 03 352 5527

TOLL FREE 0505 787 887

AMBERLEY 03 314 9200

ASHBURTON 03 307 7021

DARFIELD 03 318 8151

Possible ODP Concept - Indicative Only

Kimberley Road & Horndon Street

Darfield

Pt RS 27204 & Lot 24 DP 366007

CT CB81/214, CB44A/1000 & CT268916

Broadgate Farm & Merf Ag Services

Rev	Date	By	Amendments
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June 16	1 of 1	SC02-B
SCALES	JOB REF	
1 : 4000 (A3)	13100	

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Submission on Draft Malvern Area Plan

Matthew Reed

June 2016

Selwyn District Council

SELWYN DISTRICT COUNCIL

SUBMISSION ON MALVERN 2031 DRAFT AREA PLAN

Submitter Details

Name: Matthew Reed

Postal address: C/- Aston Consultants Ltd
Resource Management and Planning
PO Box 1435
Christchurch 8140

Email address: fiona@astonconsultants.co.nz

Phone Number: 03 3322618

Mobile Number: 0275 332213

Contact Person Fiona Aston

I would like to be heard in support of this submission.

Preferred hearing date: Darfield 8 July 2016.

Submission:

My submission applies to the Malvern Area Plan, and in particular but not limited to Darfield township.

I support in principle the Draft Malvern Area Plan and in particular:

- identification of Darfield area 7 (DAR A7), as a 'potential future growth path for residential purposes', subject to the amendments set out below:

Relief Sought

- i) Amend the overall Area Plan approach to identify preferred development areas, with the zoning to be implemented through the District Plan.
- ii) Consistent with the above, include Area 7 (but amended to relate defined boundaries) as a preferred residential development area in the MAP and identify land adjoining to the north

as the preferred standard residential growth path for Darfield – as shown on the map attached as **Appendix D**.

- iii) Remove Area 8 ‘potential future growth path’ for Business 2 industrial purposes; or retain it as a ‘possible future B2 area’ given that there is not understood to be any landowner interest in such zoning and development; and other suitable B2 areas are available (including Area 6 and Area 3).
- iv) Any other consequential amendments to the Malvern Area Plan to give effect to the intent of this submission.

Submitter/Background

The Reed Family has farmed at Darfield since 1897. They own 206ha on the north east boundary of the township, most of which is a dryland sheep farm. Part of the original southern portion of the farm was rezoned for living purposes and now forms the Broadgate subdivision, a four stage subdivision encompassing a total of 75 sections. Stages 1 and 2 of this development are complete (approx. 35 sections) with stages 3 and 4 to proceed shortly. The final subdivision layout for Stages 3 and 4 is currently held up pending confirmation of the status of the adjoining Reed farmland to the north which the submitter seeks to be rezoned for residential purposes, and which was zoned Living X in the notified 1995 Selwyn District Plan (but subsequently removed unbeknown to the Reeds – as explained below). Certainty is required to ensure the subdivision layout provides appropriate connections to the Area 7 which needs to be confirmed as a preferred development area.

The Reed family has actively participated in planning processes relating to future development of the District and in particular Darfield including making submissions on the Selwyn 2031 Draft District Strategy and the Malvern Area Plan Preliminary Consultation documents.

Previous Living X Zoning

In 1995 SDC notified the District Plan Township Volume which included the planning map attached in **Appendix A** and identified a larger part of the Reed Property as Living X than is now the case (see current map in **Appendix B**). Unbeknown to the landowners, who were satisfied with the inclusion of part of their Site as Living X, the zoning was removed by way of submission to the District Plan. It is understood that this was as a result of a submission by Selwyn Plantation

Board who at that time owned land adjoining their west boundary which was used for forestry, and had concerns regarding 'reverse sensitivity' effects between forest and residential activity. The trees have since been felled, and the land sold. It is now used for grazing purposes.

The attached (in **Appendix C**) subdivision plans prepared in 1997 for 82 lots is evidence of the stage they had proceeded to on the basis that they were not aware that the LX zoning of their land had been removed.

The Reed Family is very conscious of their farms proximity to existing and developing residential areas of Darfield, and so have taken steps to avoid reverse sensitivity effects, including placing covenants on the Broadgate properties which limits landowners to one dog and not of a Doberman, Pit Bull, Rottweiler or Alsation Breed. The Living X zone at that time provided flexibility of design and section sizes, making it a suitable zoning for land adjoining a township and rural zone, and along with restrictive covenants such as apply to the Broadgate subdivision can be developed to avoid potential reverse sensitivity effects between farming and residential activities.

The Reeds have invested in shares in the Central Plains Irrigation Scheme, but given their proximity to the Township have elected not to convert their farm into a dairy farm as they consider spreading effluent and use of vehicles in the early hours are not compatible with the adjoining residential activities. Instead the Reeds anticipate diversifying into a mixed stock and cropping operation, including higher value crops such as carrots and radishes. They have 'signed up' and committed to CP shares for 120 ha of the 200 ha farm, on the basis that some of the farm is to be developed for residential purposes. Clearly certainty is required around this so that appropriate farm planning can proceed, including financing (the financial costs associated with the CP scheme are very significant) and layout of irrigation infrastructure.

The reinstatement of the Site as a growth area will enable the Reeds to reduce the farm debt arising from the investment they have made in the water irrigation scheme and will allow for family succession. Helen Reed has now passed the farm to her son Matthew and the existing Broadgate subdivision development will pass to her daughter.

The Broadgate subdivision already includes future growth connections into the remainder of the Reed farm to the north of the subdivision, as at the time of subdivision design this area was thought to be zoned Living X

Explanation – Reasons for My Submission

- 1) The identification of preferred development areas on the Darfield Area Plan map provides direction and certainty to the community, development sector, service providers and land owners with respect to urban development anticipated and planned for within Area Plan area.
- 2) It is not appropriate and contrary to the RMA (including Part 2, s31, s32 and s72-76) to rely on private plan change requests to implement zoning of the (possible) development areas shown in the Draft Malvern Area Plan (the implementation approach adopted in the Draft Malvern Area as noted on page 28). The District Plan Review should rezone these areas. A District Plan must state the objectives for the District and policies and rules to implement the same. A key objective will address how to respond to future growth and development of the District in a manner consistent with Part 2. It is contrary to the purpose of the RMA in enabling people and communities to provide for their economic and social welfare to require private plan changes to facilitate this. This is not the most appropriate method and is inefficient and ineffective compared to rezoning land (especially where the landowner actively supports zoning and assists in providing required technical supporting information). Applicants have the added costs of funding all Council costs in assessing a private plan change whereas if included in the DPR, these costs are borne by the Council.
- 3) In accordance with Clause 25 4(b) of Schedule 2 of the RMA, a local authority may reject a private plan change request if within the last 2 years, the substance of the request or part of the request has been considered and given effect to, or rejected by, the local authority or the Environment Court. This means private plan change rezoning requests relating to any land within the Malvern and Ellesmere area is likely to be rejected by the Council for the period up to 2 years after the Selwyn District Plan is made operative. This will in effect, 'preclude' rezoning and prevent further urban development for several years (up to 2020 and beyond, depending on the length of the DP Review process). It creates a high degree of uncertainty for applicants who are simply unlikely to proceed with the costs of preparation of a private plan change in such an uncertain planning framework.
- 4) It is noted that the Area Plan justification for relying on private plan change requests to implement rezoning at Darfield is principally because it is considered that there is sufficient

capacity within the township to accommodate growth through to 2031 without the need for the Council to proactively zone additional land through the District Plan Review. This statement fails to recognise a number of matters as below:-

- i) There needs to be a range of greenfield development areas in different ownership to provide choice to the market and ensure an ongoing supply of land for development and avoid a monopoly situation where one or a small number of landowners/developers 'drip feed' supply in order to maintain scarcity and higher section prices. In addition, in the Darfield context, significant areas of undeveloped zoned land are in the single ownership by farming families who are unlikely to wish or need to develop the large areas of land held in existing urban zoning in the short term (although raising funds to support farm development including irrigation under the Central Plains Irrigation Scheme will encourage some development).
- ii) Existing zoned areas are not necessarily 'development ready'. Much of the land at Darfield is zoned for low density residential purposes and is in multiple ownership with landowners having different timeframes and aspirations in terms of residential intensification. Further the positioning of existing dwellings and garden areas, and access arrangements further limits intensification options. Organic, gradual intensification will occur over time and this is an appropriate form of development creating mixed character neighbourhoods. However, master planned 'greenfield development' over shorter timeframes is not generally feasible in such areas.
- iii) Existing zoned areas include land zoned for low density residential which are some distance from the Darfield town centre and on this basis are less suitable for standard or medium density residential development. Whilst there is a relatively large 'quantum' of land zoned for urban purposes, there is relatively little land zoned for standard or medium density housing, despite the growing demand given the ageing population and trend towards smaller household sizes.

5) The inclusion of Area 7 as a preferred residential area in the MAP, and its subsequent

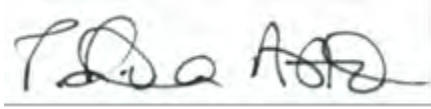
rezoning in the DPR, will enable the Reed family to reduce debt as a result of irrigation investment.

- 6) The Reed's intention had always been to develop the LX land zoned in the District Plan in 1995 and it was a great and unwanted surprise to discover this had been removed without their knowledge and with no consultation with them. Their intentions are evidenced by the fact that they engaged Survus to prepare subdivision plans for the entire site in 1997 for a subdivision of 82 lots as shown on the plan attached in Appendix x.
- 7) The Broadgate subdivision was designed for future road connections to the adjoining land to the north which was zoned LX in the notified SD Plan, as shown on the Broadgate subdivision plan.
- 8) The Reed land and adjoining Todd land to the west is the logical and preferred residential growth direction for the township, which would result in a more concentric urban form. There is a clear 'gap' (wedge of rural land) in the urban form of Darfield to the north east of Kimberley Road. This is acknowledged in the MAP Figure 8 Darfield Opportunities and Issues, which identifies Area 7 and land to the north as the 'obvious growth node'. Homebush Road is the logical long term northern township containment boundary. This needs to be indicated in the MAP Darfield figure 9 as amended and attached in **Appendix D**. Identifying the township growth 'direction' on the MAP is important to provide certainty for all parties and enable forward planning, including farm planning.
- 9) Darfield is identified as Key Activity Centre (KAC) in the Selwyn Development Strategy 2031, described as *"key existing commercial/business centres identified as focal points for employment, community activities, and the transport network: and which are suitable for more intensive mixed-use development..."*. As a KAC, it is essential that the MAP focusses on the strategic growth needs of the township, which is the key activity centre for the northern portion of the District, west of Greater Christchurch.
- 10) The site is close to the existing Darfield township centre, and is a logical area for rezoning, which can achieve a high level of connectivity and integration with the existing township. This is acknowledged in the MAP which states *"The area is close to the Darfield town centre and other community services and provides for a compact and concentric urban*

development pattern". (page 28).

- 11) There is an anticipated growing demand for sections at Darfield resulting from economic activity in the area, including the new dairy factory and CPlains Irrigation Scheme, and retiring farmers.
- 12) Merv Todd (adjoining landowner to the west) and I are committed to and working collaboratively in the development of our respective land holdings for residential purposes. We have engaged Survus to prepare a draft possible Outline Development Plan (attached as **Appendix E**) for Area 7). This illustrates how the land can be developed in a comprehensive and integrated way with provision for roading links to adjoining zoned and developed areas and to future development areas to the north and east.
- 13) The Reed family have a proven track record of developing their surplus farmland for residential purposes ie. the current Broadgate subdivision, unlike some other landowners with extensive landholdings at Darfield who to date have not developed their zoned land for residential purposes.
- 14) The only possible disadvantages to rezoning land identified in the MAP are appropriate management of the boundary with possible B2 land to the east; and that the land is Class III versatile soils and valued for productive purposes. In response, it is noted that facilitating standard (and potentially medium density) residential development will minimize the amount of land to be utilized for urban development (compared to lower density residential development). The release of a small portion of the Reed farm for urban purposes will assist in funding greater productivity gains for the balance farm, including investment in the CPW irrigation scheme. There will be a net gain in terms of overall productivity.
- 15) Appropriate setbacks and other mitigation measures (noise standards, planting etc) can be implemented at the residential/business zone boundary. Such measures should apply to the business zoned land. I understand that the landowners have not expressed an interest in identification of Area 8 for B2 purposes and there are other options in the township for B2 land. It may be appropriate to retain this as a 'possible development option' (as opposed to preferred development area) or not include it in the MAP at this

stage.

A handwritten signature in black ink, appearing to read 'T. D. A. A. A.', enclosed within a rectangular border.

.....
(Signature of applicant or person authorized to sign on behalf of the applicant)

Date: June 15, 2016

Appendices:

Appendix A: 1995 Selwyn District Council Planning Map

Appendix B: Current Planning Map

Appendix C: 1997 Subdivision Plan

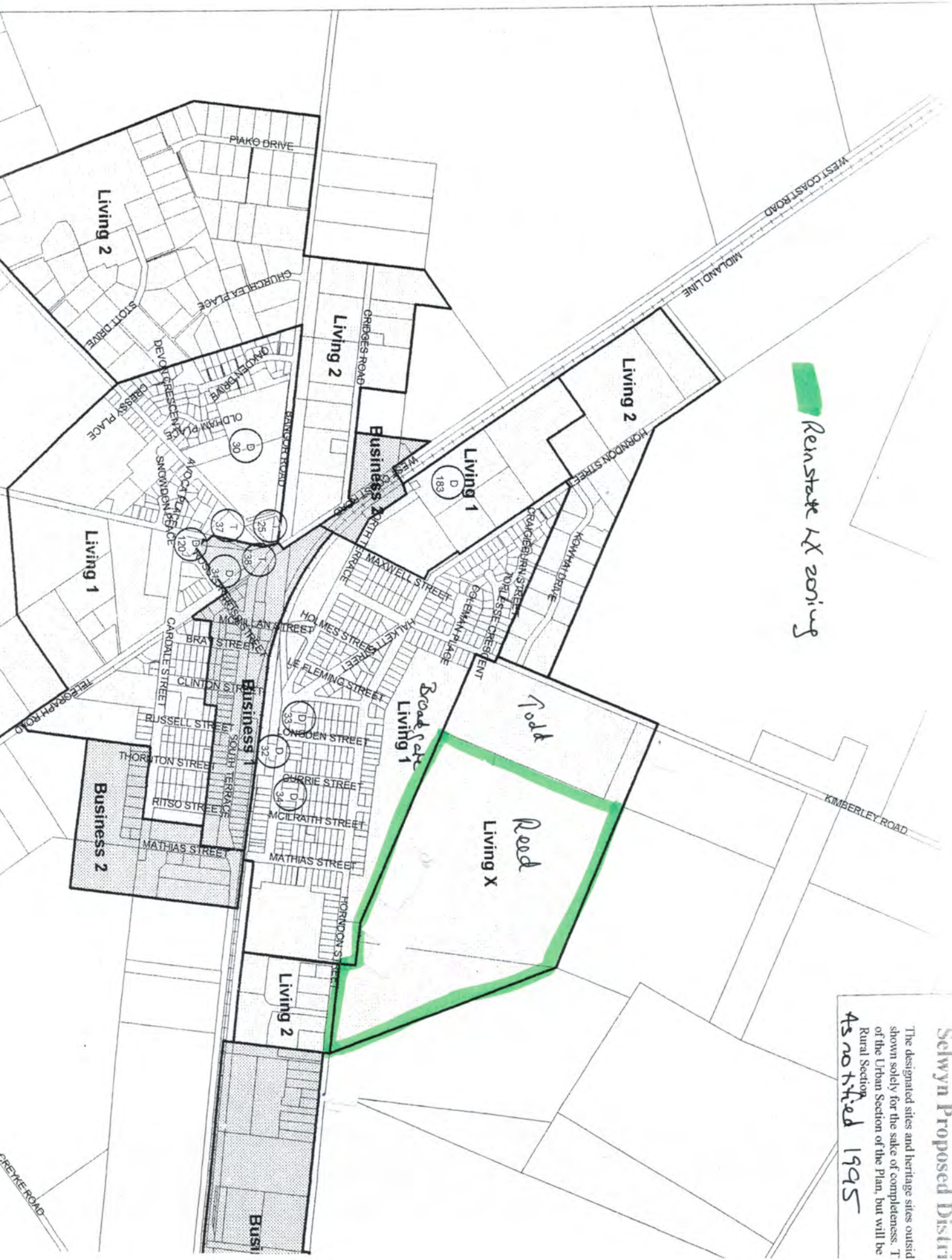
Appendix D: Amendments Sought to MAP Darfield Figure 9

Appendix E: Possible ODP Concept for Area 7

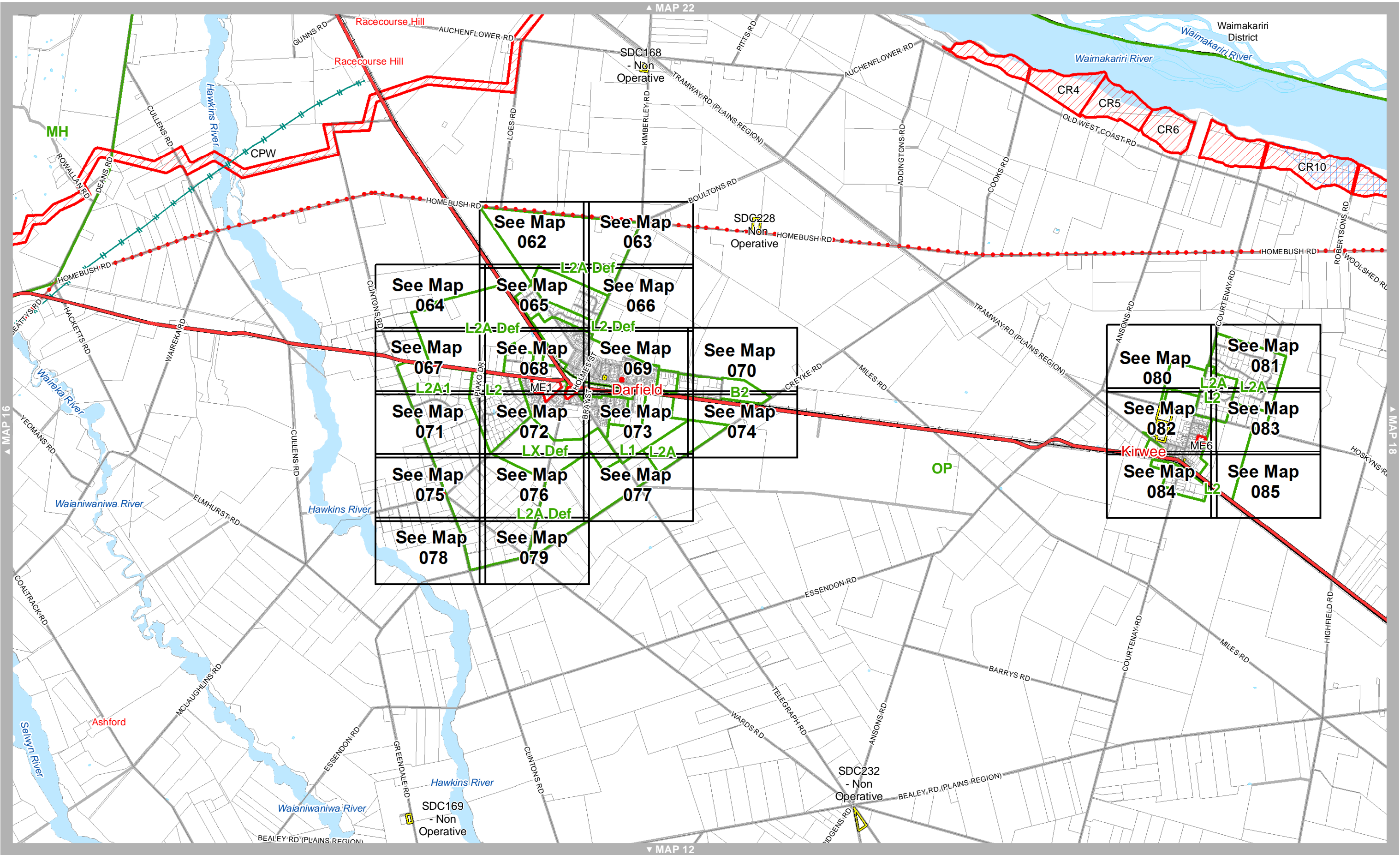
Appendix A: 1995 Selwyn District Council Planning Map



Rural Section
As notified 1995



Appendix B: Current Planning Map



MAP
017
SHEET 1

SELWYN DISTRICT PLAN

Scale: 1:50,000 at A3

0 1,000 m

Prepared by Selwyn District Council.
All cadastral information supplied by LINZ
DCDB. Crown Copyright Reserved.

KEY

- ChCh International Airport Noise Contour
- Fault Lines
- Coastal Hazard
- Transpower Main Lines

Designations

- West Melton Observatory Zone
- Outstanding Natural Feature
- Visual Amenity Landscape Zones
- Outstanding Landscape
- Forestry Exclusions
- Zones

Flood Zone

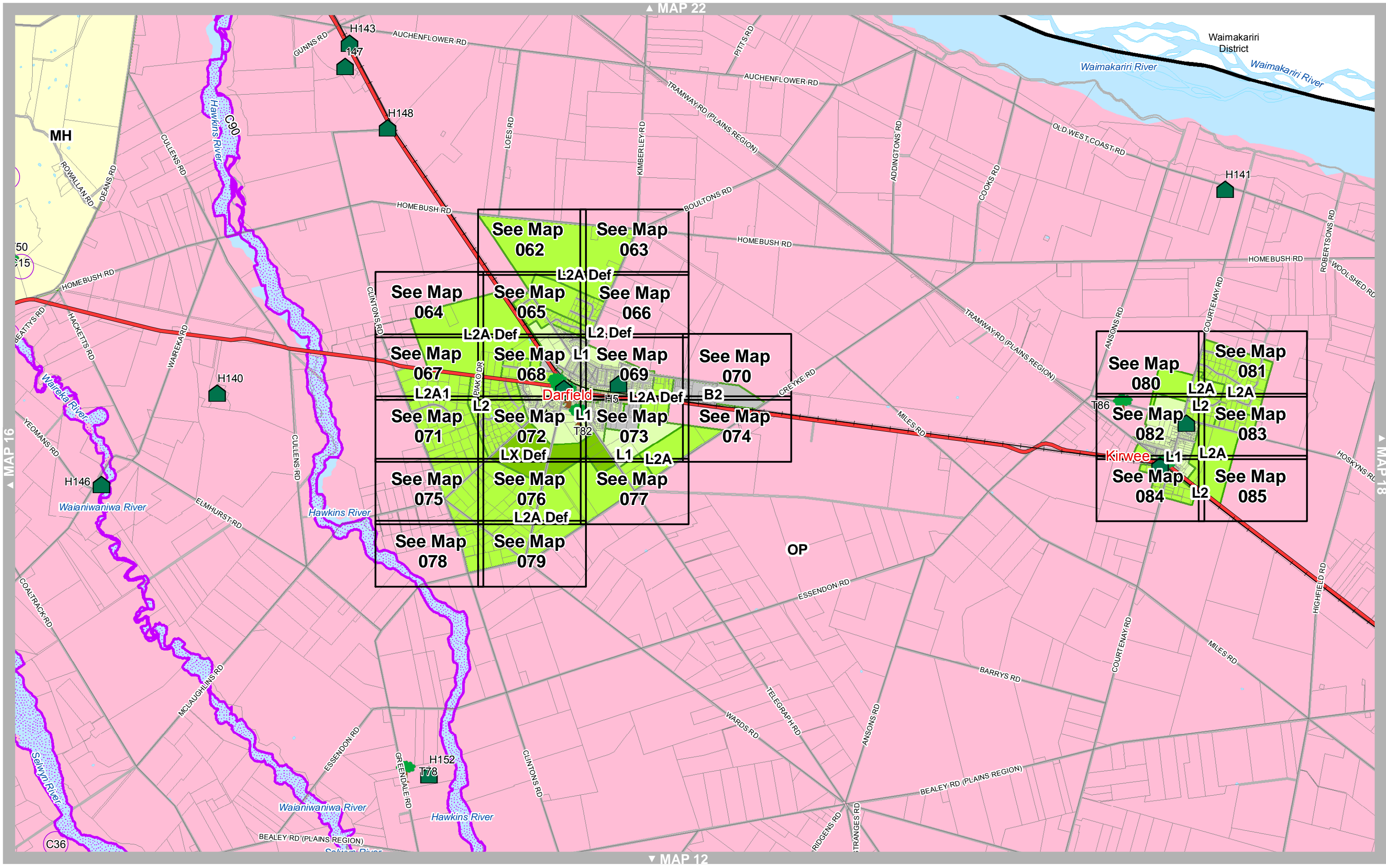
- Waimakariri Flood Plain
- Lower Plains Flood Area
- Lake Ellesmere Flood Area

Greenfield Priority Areas

- Priority Areas - Business
- Priority Areas - Residential

Territorial Authority

- Surrounding Districts
- Selwyn District Boundary



KEY

- Heritage Building
- Protected Tree
- Scheduled Site
- Statutory Acknowledgement Site
- State Highway
- Railway
- Road Parcel
- Land Parcel
- Water Body
- Archaeological Site

Wāhi Taonga Management Site

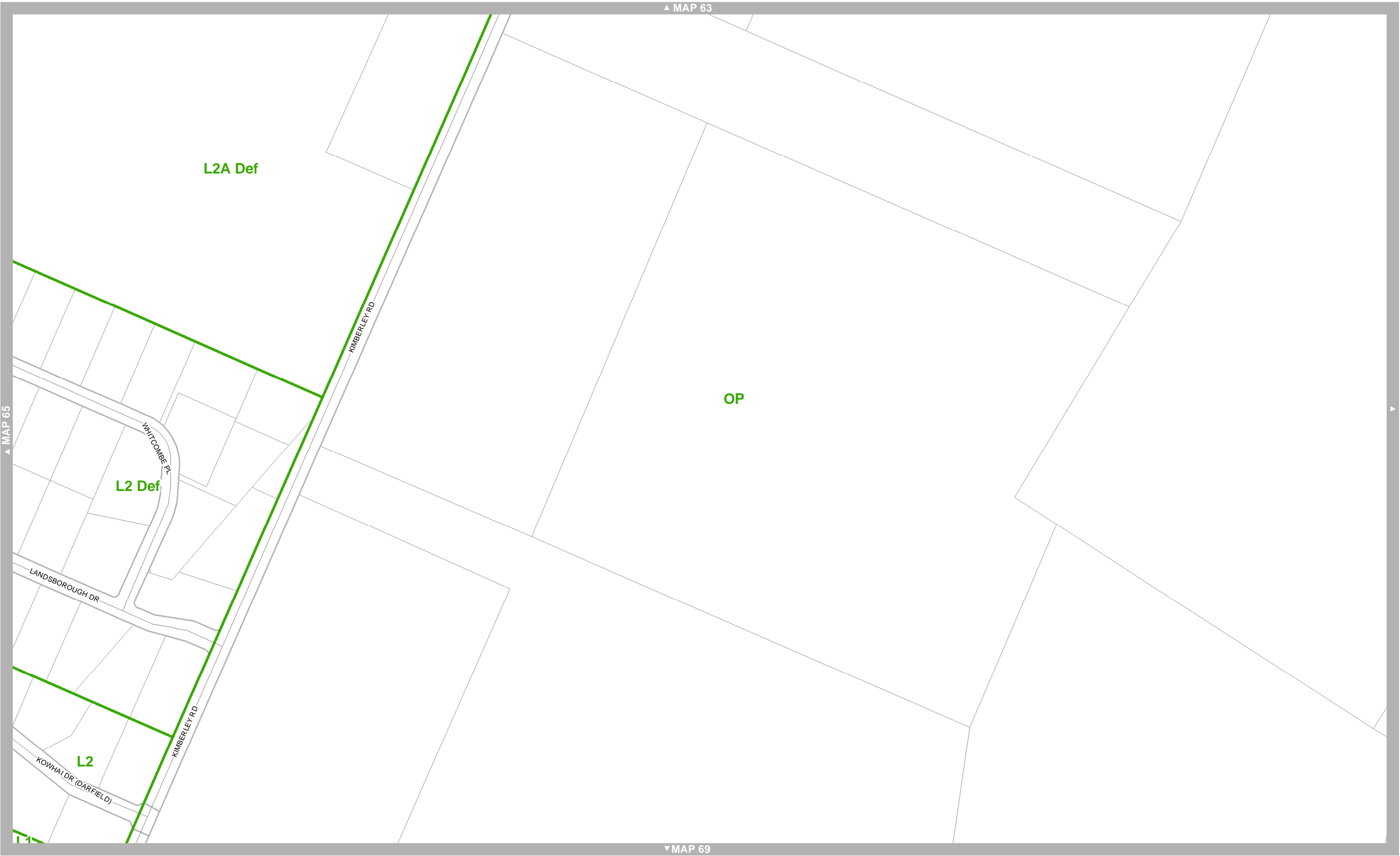
- Wāhi Taonga Management Area
- Silent File Area

Contours Above Sea Level

- 160m
- 60m
- 2.74m

Zones

- High Country
- Port Hills
- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living X
- Living WM
- Living Z
- Living Z Deferred
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills



MAP
066
SHEET 1

SELWYN DISTRICT PLAN

Scale: 1:4,000 at A3

0100 m

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KEY

--- ChCh International Airport Noise Contour

— Fault Lines

— Coastal Hazard

— Transpower Main Lines

West Melton Observatory Zone

Outstanding Natural Feature

Visual Amenity Landscape Zones

Outstanding Landscape

Forestry Exclusions

Zones

Designations

Non Operative

Operative

Flood Zone

Waimakariri Flood Plain

Lower Plains Flood Area

Lake Ellesmere Flood Area

Greenfield Priority Areas

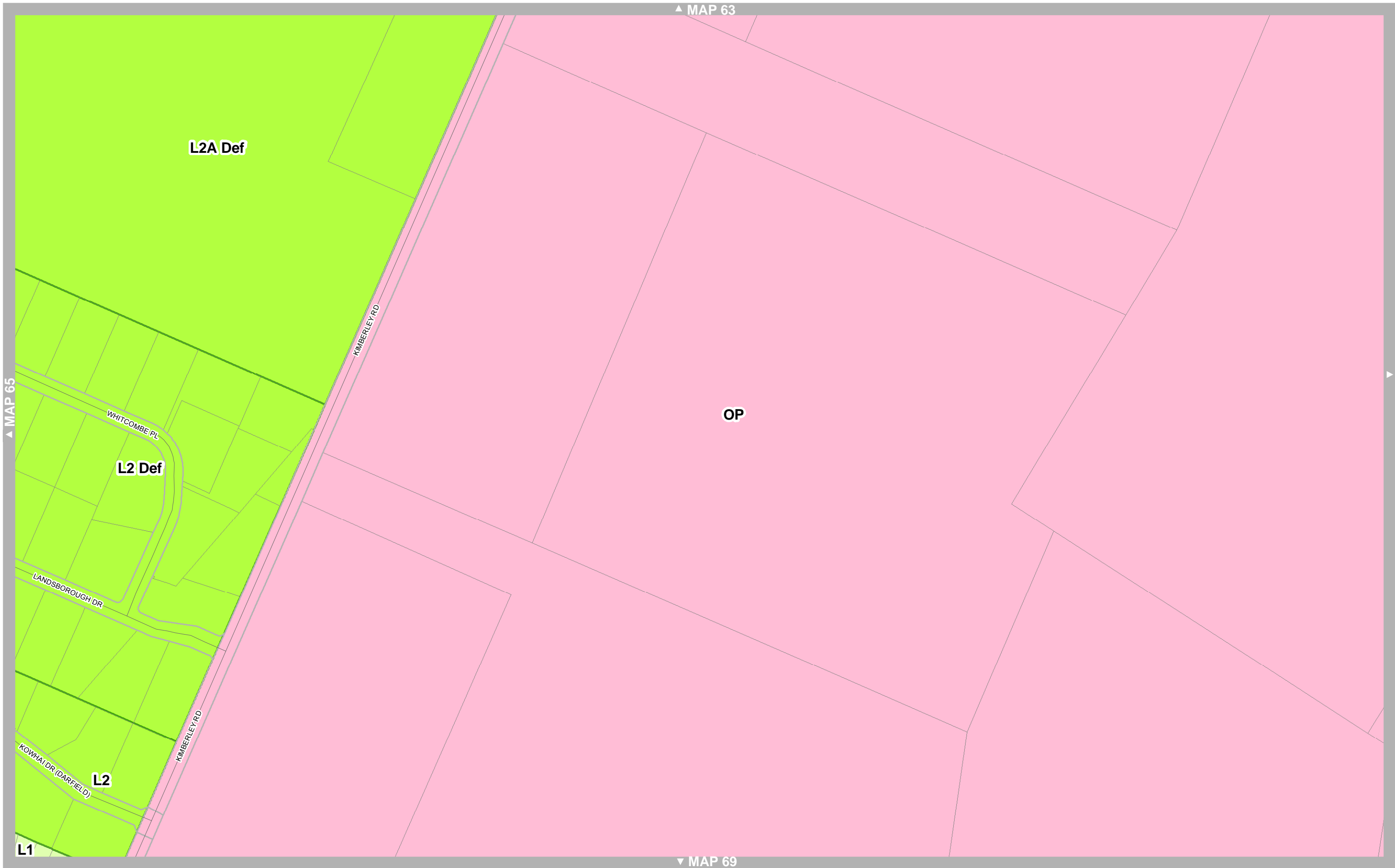
Priority Areas - Business

Priority Areas - Residential

Territorial Authority

Surrounding Districts

Selwyn District Boundary



KEY

Heritage Building

Protected Tree

Scheduled Site

Statutory Acknowledgement Site

State Highway

Railway

Road Parcel

Land Parcel

Water Body

Archaeological Site

Wāhi Taonga Management Site

Wāhi Taonga Management Area

Silent File Area

Contours Above Sea Level

160m

60m

2.74m

Zones

High Country

Port Hills

Existing Development Area

Living 1

Living 2

Living 3

Living X

Living WM

Living Z

Living Z Deferred

Deferred Living

Business 1

Business 2

Business 3

Inner Plains

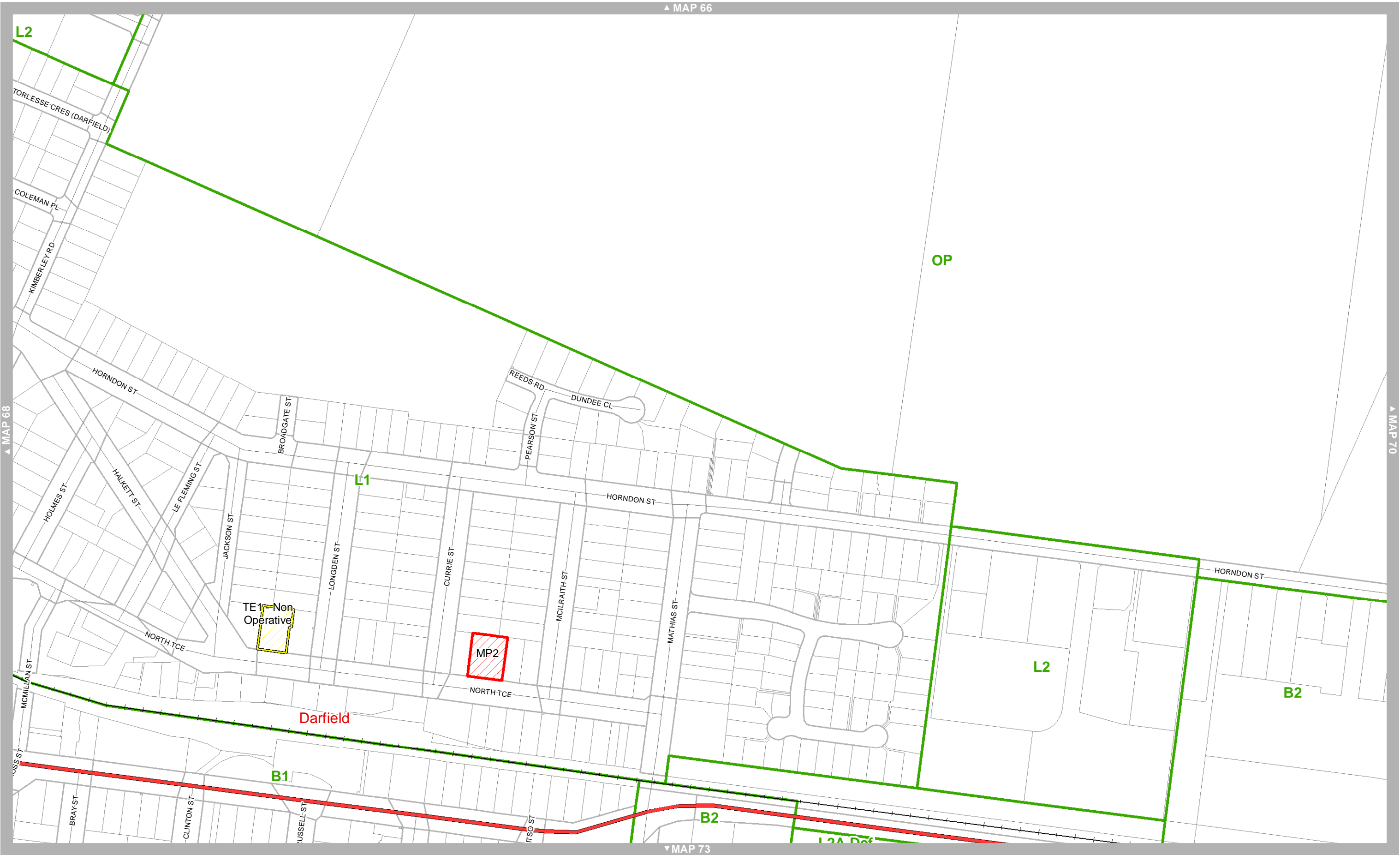
Outer Plains

Malvern Hills

Selwyn
DISTRICT COUNCIL

MAP
066
SHEET 2

Printed on: Monday, 24 March 2014



MAP
069
SHEET 1

SELWYN DISTRICT PLAN

Scale: 1:4,000 at A3

0 100 m

Prepared by Selwyn District Council.
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KEY

- ChCh International Airport Noise Contour
- Fault Lines
- Coastal Hazard
- Transpower Main Lines

Designations

- West Melton Observatory Zone
- Outstanding Natural Feature
- Visual Amenity Landscape Zones
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- Zones

Flood Zone

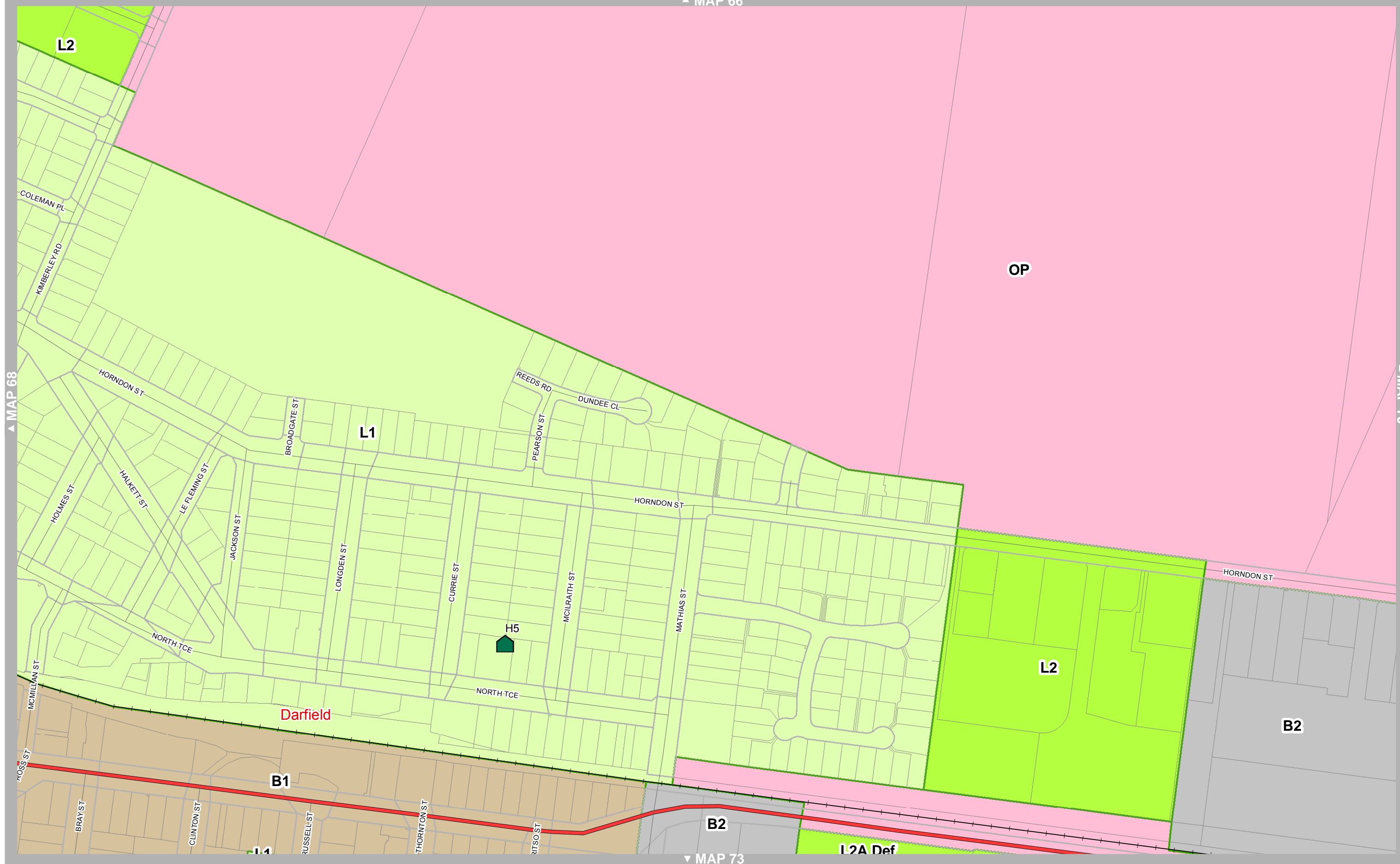
- Waimakariri Flood Plain
- Lower Plains Flood Area
- Lake Ellesmere Flood Area

Greenfield Priority Areas

- Priority Areas - Business
- Priority Areas - Residential

Territorial Authority

- Surrounding Districts
- Selwyn District Boundary



KEY

- Heritage Building
- Protected Tree
- Scheduled Site
- Statutory Acknowledgement Site
- State Highway
- Railway
- Road Parcel
- Land Parcel
- Water Body
- Archaeological Site

- Wāhi Taonga Management Site
- Wāhi Taonga Management Area
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Contours Above Sea Level

- 160m
- 60m
- 2.74m

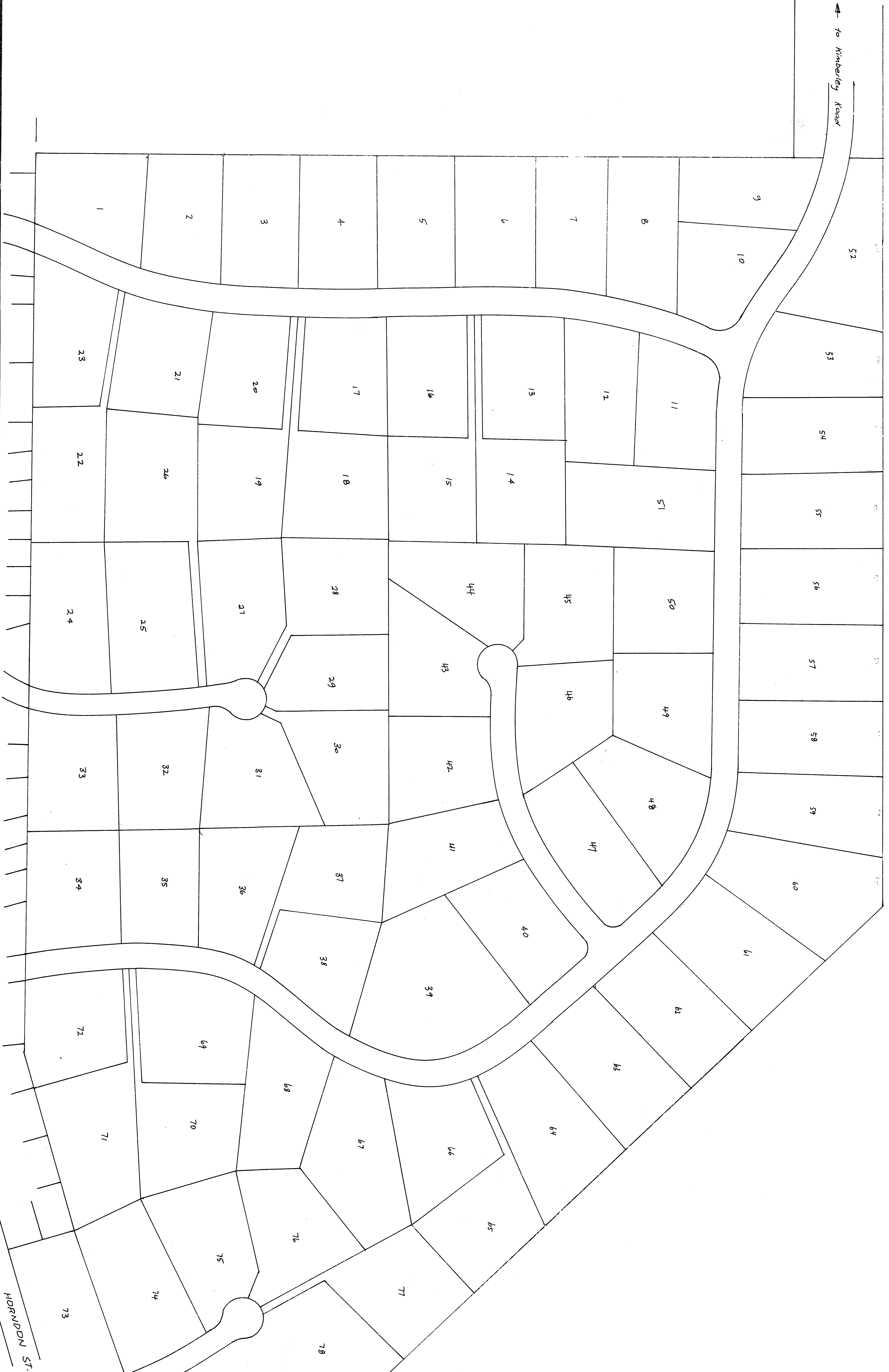
Zones

- Living 1
- Living 2
- Living 3
- Living X
- Living WM
- Living Z
- Living Z Deferred
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills



Appendix C: 1997 Subdivision Plan

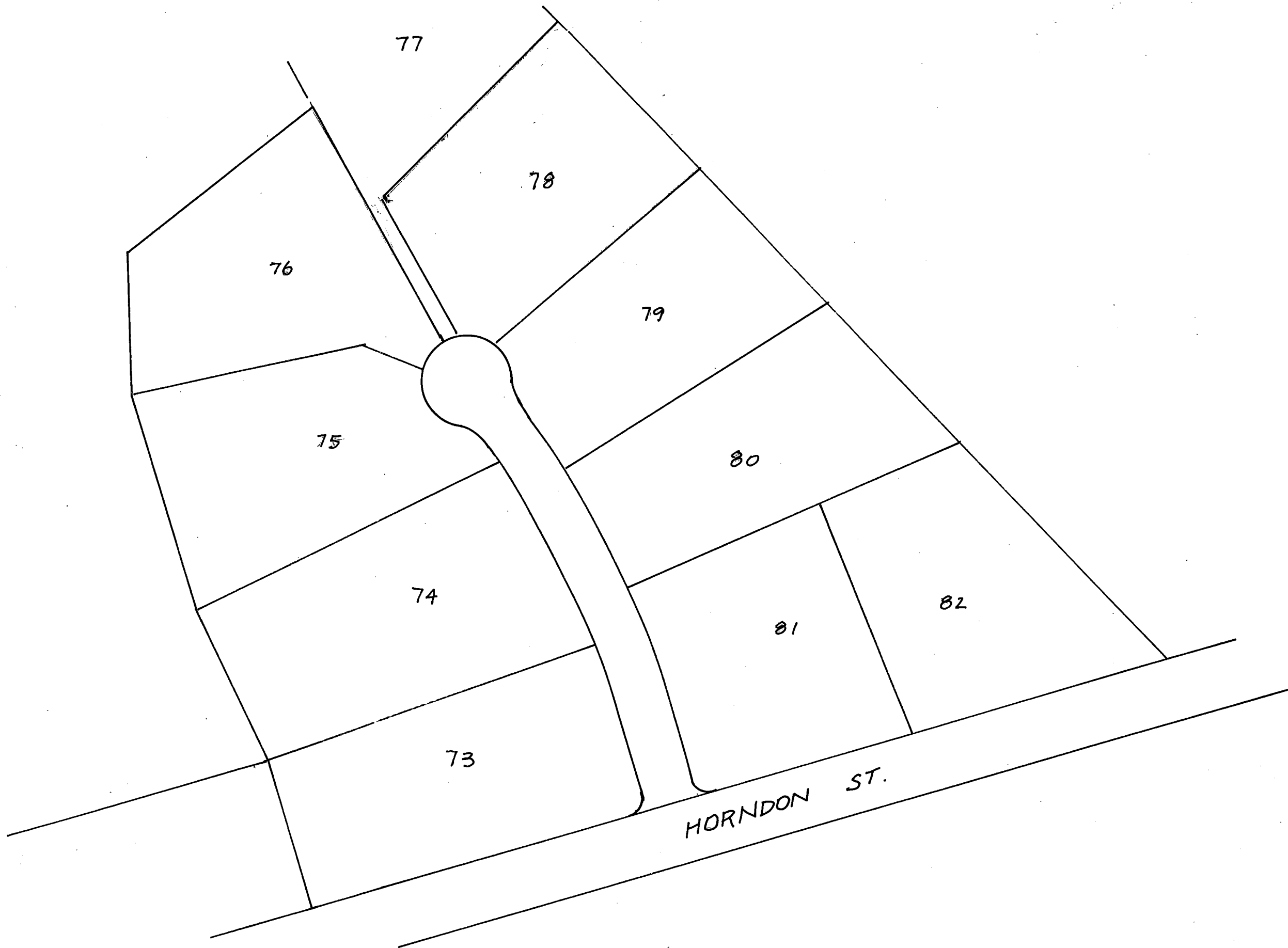
to Kimberley Road



HORNDON ST.

RURAL RESIDENTIAL ZONED LAND - K.R.&H.A.Reed.

DRAWN		CHECKED		SHEET	
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DATE		3.97		SERIES OF	
1:1250		REF		5269	



REED RURAL-RESIDENTIAL ZONED LAND Cont.

DRAWN

CHECKED

SCALES

SHEET
03

TRACED

DATE 4.97

1:1250

SERIES OF

REF

Appendix D: Amendments Sought to MAP Darfield Figure

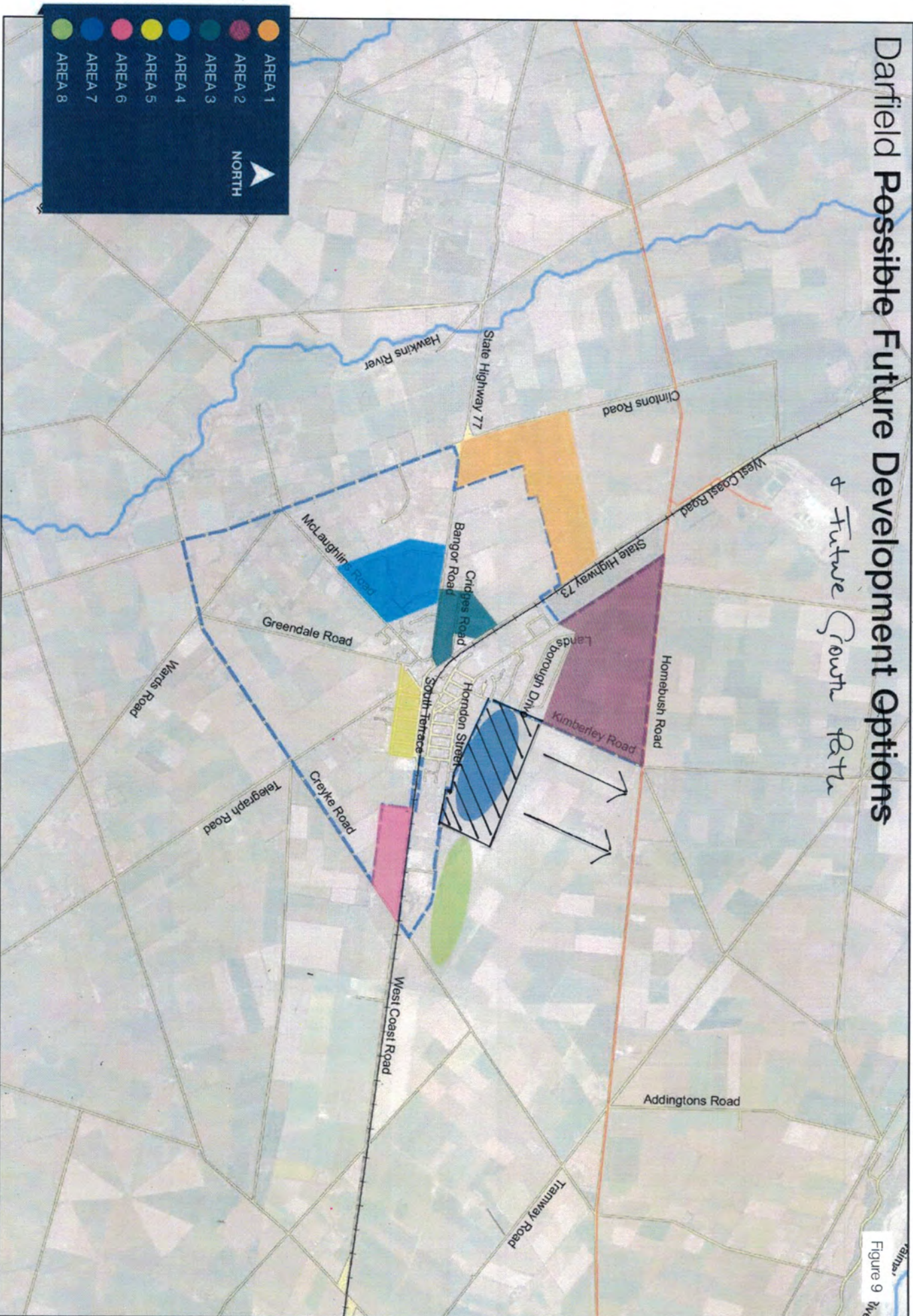
Preferred

Areas

Darfield Possible Future Development Options

+ Future Growth Path

Figure 9



Area 7 ↑ Future residential growth path

Appendix E: Possible ODP Concept for Area 7



Rev	Date	By	Amendments
B	15/06/16	ADC	Preliminary layout
A	15/06/16	ADC	Preliminary layout

DATE	SHEET	REV
June 16	1 of 1	SC02-B
SCALES		JOB REF
1 : 4000 (A3)		13100



Submission on Draft Malvern Area Plan

Brian Redfern

June 2016

Selwyn District Council

SELWYN DISTRICT COUNCIL

SUBMISSION ON DRAFT MALVERN AREA PLAN

Submitter Details

Name: Brian Redfern

Postal address: C/- Aston Consultants Ltd
Resource Management and Planning
PO Box 1435
Christchurch 8140

Email address: fiona@astonconsultants.co.nz

Phone Number: 03 3322618

Mobile Number: 0275 332213

Contact Person Fiona Aston

I would like to be heard in support of this submission.

Preferred hearing date: Darfield 8 July 2016.

Submission:

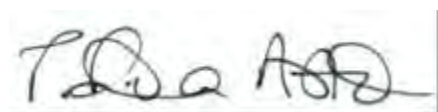
My submission applies to the Malvern Area Plan, and in particular but not limited to Darfield township.

I seek that the Draft Malvern Area Plan be amended to recognise the existing low density residential areas (generally existing lot sizes in the 2 ha – 6ha range) around Darfield township (zoned Rural A in the former Malvern District Plan) as a preferred development area for low density residential intensification with minimum average lot sizes of 2 ha, including on west side of Clintons Road, and including my property legally described as Lot 1 DP50891.

The background and reasons for my submission are outlined in the submissions I made on the Selwyn 2031 Development Strategy and the Malvern Area Plan Preliminary Consultation document (copies attached as Appendix A).

I note that Clintons Road is proposed as the western extent of Darfield township in the Draft Malvern Area Plan (MAP). Whilst I accept that roads can be logical and defensible urban containment boundaries, recognition also needs to be given existing development patterns. In this case, there is existing low residential density development west of Clintons Road. Recognising this area as suitable for limited low density intensification would provide an opportunity for the Council to achieve some higher amenity outcomes for the township in this area, by way of development standards for further subdivision and land use in this area.

As an alternative option, the MAP and DPR could simply recognise by way of a 'mini' L2A subzone, the original 6 x 6 ha lots along Clintons Rd (marked green on the plan attached as **Appendix B**) and each historically subdivided into 1x 4ha and 1 x 2ha lots in the 1990s with the exception of the Redfern 6 ha lot. The rules would only allow subdivision of Lot 1 DP 50891 into 1 x 4ha and 1 x 2 ha lot. The explanation for the zoning would clearly state that the zoning simply reflects and completes a historical zoning pattern undertaken in the 1990s under the provisions former District Plan provisions, as outlined above. This would limit the scope of residential intensification west of Clintons Road to 1 x 4ha and 1 x 2ha lot, and Clintons Road could remain as the western urban containment boundary for the township.



.....
(Signature of applicant or person authorized to sign on behalf of the applicant)

Date: June 15, 2016

Appendices:

Appendix A: Redfern submissions on Selwyn 2031 District Development Strategy & Malvern Area Plan Preliminary Consultation Document 1995 Planning Map

Appendix B: Possible L2A 'mini subzone' west of Clintons Road

Fiona Aston Consultancy Ltd

Resource Management & Planning

PO Box 1435 Christchurch 8140 Ph 03 3322618 Email fiona@fionaaston.co.nz

6th June 2014

SELWYN 2031 - DRAFT DISTRICT DEVELOPMENT STRATEGY

Submitter: Brian Redfern
Address for Service: Fiona Aston Consultancy Ltd
PO Box 1435
Christchurch 8140
Attn. Fiona Aston P 03 3322618 / 0275 332213
E fiona@fionaaston.co.nz

I would like to be heard in support of this submission.

Introduction and Background

I own an existing 6 ha block adjoining Darfield township on the west side of Clintons Road, legally described as Lot 1 DP50891 (see location plan attached as **Appendix 1**) and zoned Rural Outer Plains. There is an existing developed Living 2A1 zone on the opposite side of Clintons Road (average lot sizes not less than 1 ha).

My property is one of two clusters of small lots adjoining Darfield township which were created under the previous Malvern District Plan rules as shown on the map attached as **Appendix 2**.

I recently applied for resource consent to subdivide by property into a 2 ha and 4 ha lot, consistent with the existing subdivision pattern for the existing cluster of small properties between my property and McLaughlins Road to the south. The Council decision acknowledged that this area does not have a rural character typical of the Outer Plains but was concerned that consent would set a precedent for further undersize subdivision around townships, contrary to the environmental outcomes intended for the Outer Plains (see copy of decision attached as **Appendix 3**).

I appealed the decision to the Environment Court but withdrew as a result of changes to District Plan policy under the Land Use Recovery Plan which made consent more difficult,

namely removal of the policy of encouraging higher density residential development around as well as within townships.¹

The existing Rural Outer Plains zoning for the existing clusters of small lots around Darfield township is inconsistent with the intent of the Outer Plains to provide for farming activity and an open space character consistent with a low dwelling density of no greater than one dwelling per 20 ha. It is a far more sustainable and efficient use of the land resource to allow further rural residential subdivision of these defined areas than retain the unrealistic Rural Outer Plains zoning. There will be de minimus if any adverse effect on rural character or amenity values given the proximity to the townships and because further permitted subdivision will be 'infill' in nature rather than expanding the clusters, thus not changing the current balance between open and more densely developed areas around the township.

Submission

In accordance with the above, I support identification of Darfield as a service centre in the 2031 Strategy, and development of an Area Plan for Darfield and environs, subject to the Area Plan recognising the existing clusters of small sized rural lifestyle lots on the west township boundary by appropriate zoning i.e. Living 2 zoning (average lot size not less than 1 ha) for the western cluster including my property and L2A1 zoning (average lot size not less than 2 ha) for the north west cluster. I also support the Action under Issue 57 'Impact of urban growth on the rural sector' of consolidation of urban and rural residential in and around townships. (my underlining).

Amendments to the 2031 Strategy

In accordance with the above, I seek the following amendment to the 2031 Strategy (additions in **bold and underlined** and deletions ~~strike through~~).

Table 1

Issue/Action	Amendment sought	Implementation
1 Provision of zoned land for Urban growth	Prepare an Area Plan for: <ul style="list-style-type: none">• Darfield and the surrounding environs <u>including make provision for L2 zoning adjoining the existing western township boundary where the existing subdivision pattern is smaller lots of 6 ha or less.</u>	Initiated by SDC in 2014/ 2016

¹ Policy B4.1.4 Rural Volume

Date: 06 June 2-14

Signed:  Principal, Fiona Aston Consultancy Ltd

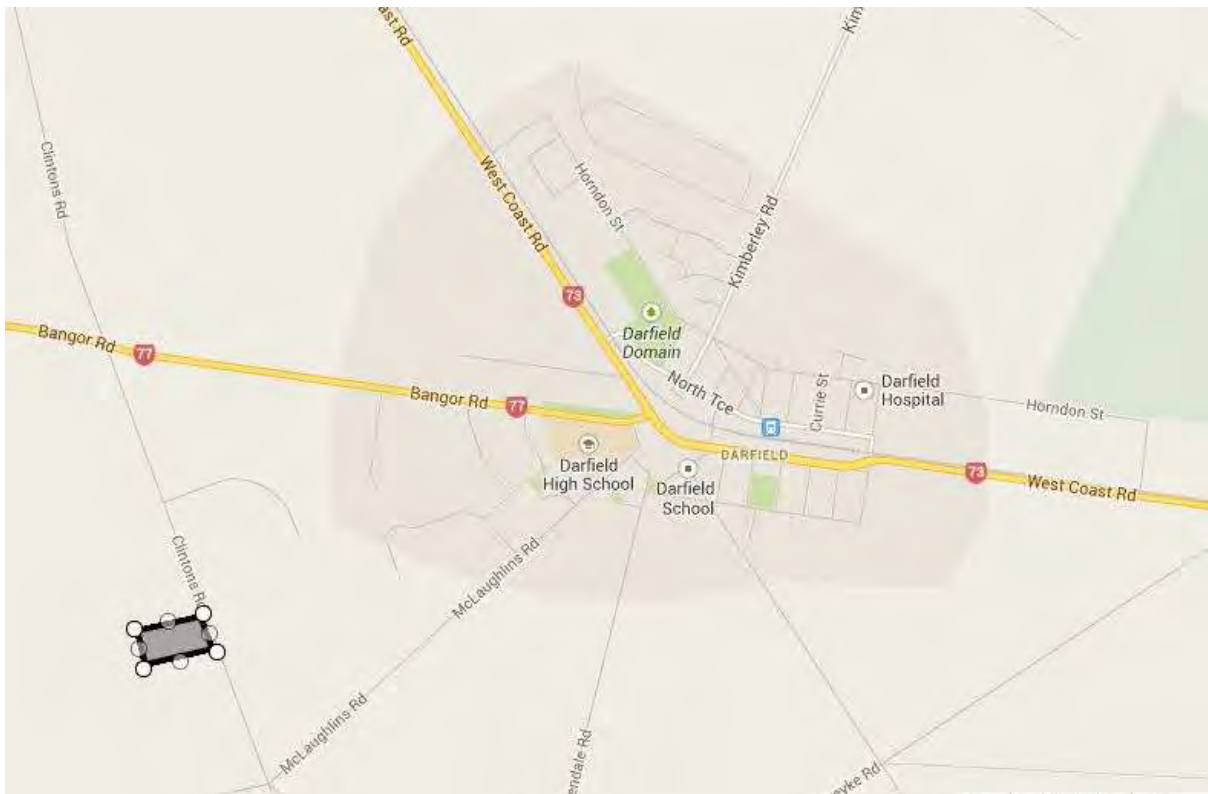
For: Brian Redfern

Appendix 1: Location Plan

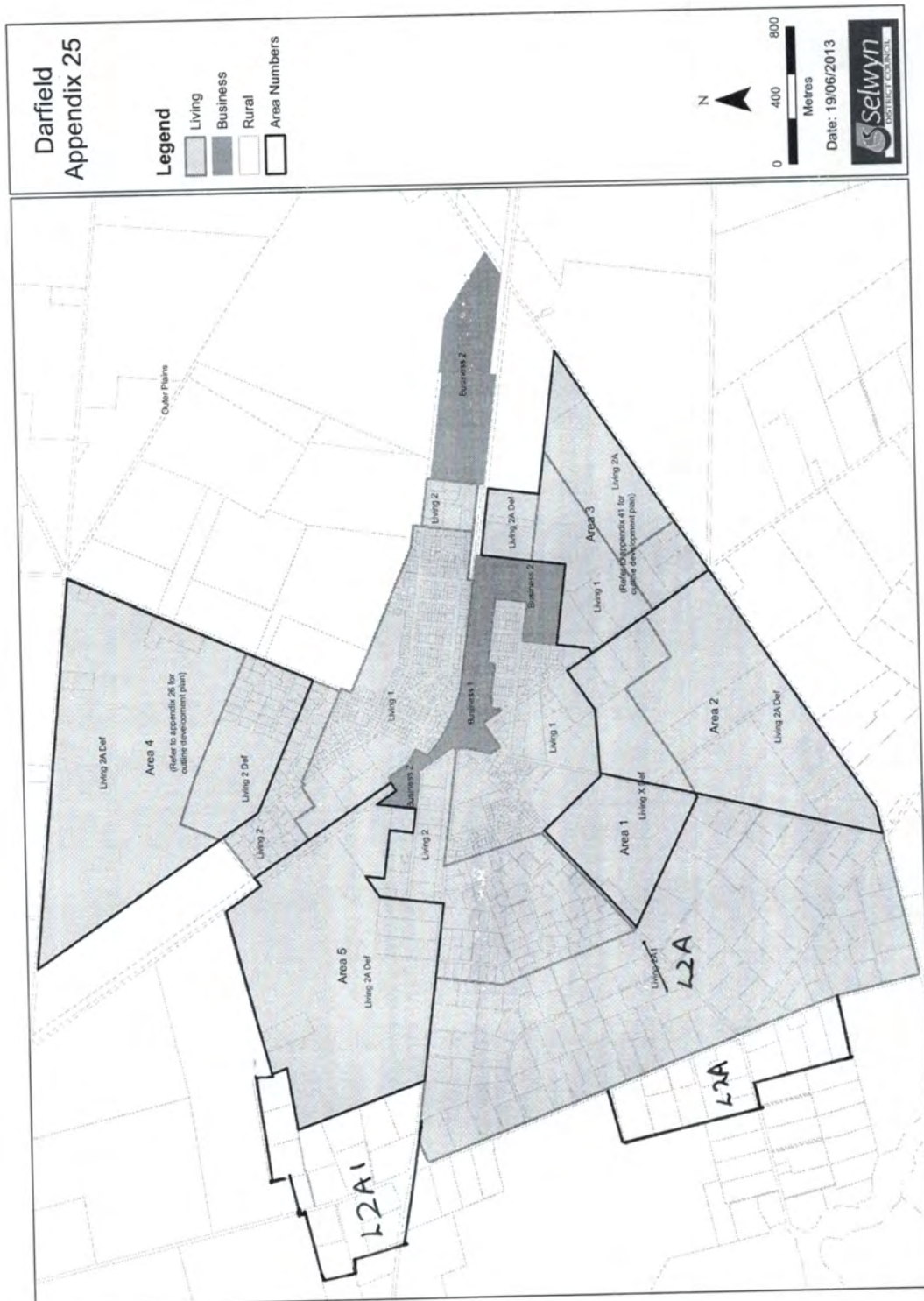
Appendix 2: Clusters of existing small lots adjoining western boundary of Darfield Township

Appendix 3: Council decision on RC 135099 and RC 135101 (1613 Clintons Road)

Appendix 1: Location Plan



OUTLINE DEVELOPMENT PLAN – AREAS 1-5, DARFIELD



Proposed Zoning

IN THE MATTER OF the Resource
Management Act 1991

AND

IN THE MATTER OF B Redfern

**DECISION OF THE SELWYN DISTRICT COUNCIL
RESOURCE CONSENT APPLICATION 135099 & 135101**

APPLICANT: B Redfern

PROPOSAL: To subdivide a 6 hectare allotment into 2 allotments with Lot 1 being 2.017 hectares and Lot 2 being 4.0 hectares.
To erect a dwelling on each allotment created

ADDRESS: 1613 Clintons Road, Darfield

LEGAL DESCRIPTION: Lot 1 DP 50891 being 6.0170 ha in area more or less, as contained in Certificate of Title CB29F/242

ZONING: Partially Operative District Plan – Rural Section – Outer Plains

ACTIVITY STATUS: Non-complying

NOTIFICATION: The application was publicly notified on 21 May 2013. Submissions closed on 20 June 2013 with 2 submissions in opposition received (one being late).

DATE OF HEARING: The hearing commenced on 19th July 2013 at Rolleston. Further information was requested by the Panel on 07 August 2013 as a result of observations from the site visit. A response to the further

information request was received 23rd August 2013.
The Panel closed the hearing on 28th August 2013.

DECISION: Declined

APPEARANCES: The hearing was attended by:
Brian Redfern – applicant
Fiona Aston – consultant planner for the applicant
Andrew Craig – landscape architect for the applicant
David Smith – Council planner presenting the s42A report

INTRODUCTION

1. The Council appointed Councillors D Hasson (Chair) and N Barnett to hear and decide on this application under Committee Delegation 103. This decision:
 - i. Briefly describes the proposal and the hearing;
 - ii. Outlines the matters assessed; and
 - iii. Records the Council decision.
2. The application seeks to subdivide Lot 1 DP 50891 (approximately 6 ha) into 2 respective lots of 2ha and 4ha and to erect a new dwelling on each lot.

THE HEARING

3. Prior to the opening of the hearing the procedural issue relating to the receipt of a late submission was discussed. Mr Smith was of the view that as the submission was only 4 days late it should be accepted. The applicant did not agree and Ms Aston stated that a late submission could only be accepted where the applicant agreed or there were special circumstances neither of which existed in this instance. In response to a query by Councillor Barnett as to why the applicant should be opposing the submission where the applicant requested that the application be publicly notified, Ms Aston replied that public notification was requested on the advice of Mr Smith so as to avoid additional costs in the writing of a Section 95 report. Councillor Hasson questioned whether the Runanga had been directly notified and whether the applicants had consulted with them. Ms Aston replied that no direct consultation had been undertaken however they had been directly notified. A decision was made to hear the

evidence and to defer a decision on the late submission until the evidence had been heard.

4. Councillor Hasson then opened the hearing and invited the applicants to present their evidence.
5. Mr Craig opened the presentation for the applicant. He considered that although a 2 hectare lot was not rural in nature, rural character was retained by both the surrounding rural land and a number of conditions which could be imposed to maximise open space. These included setting the dwelling back from the road by at least 50 metres, controlling reflectivity of the building, requiring similar hedging to that existing on other properties and requiring farm type fencing. He noted that the objectives and policies of the District Plan appeared to anticipate smaller lots than those specified by the subdivision rules as long as rural character was maintained.
6. Councillor Barnett then queried if a larger building setback such as 100 metres would provide a better sense of open space. Mr Craig replied that it may increase a sense of open space but may increase reverse sensitivity issues.
7. Councillor Barnett questioned whether the condition requiring hedging would negate rural open space especially given that the property adjoined open farmland with no such hedging. The applicant replied that they weren't concerned whether or not a shelterbelt condition was imposed but the reason for suggesting it was to try to blend with the existing rural character.
8. Councillor Hasson then questioned the uniqueness of the site and asked whether other applicants could use the same mitigation measures to address the objectives and policies. Mr Craig replied that yes they could when considered in combination with the individual characteristic of the site.
9. Councillor Hasson queried whether the reflectivity condition proposed would cover the existing corrugated iron shed and whether we could impose a condition to stop people putting a solid fence inside the farm style fence. Mr Craig replied yes to both questions.
10. Councillor Barnett then asked whether the applicant was intending to live on one of the allotments and Mr Redfern replied that yes they were intending to farm and then eventually build a dwelling on the 4 ha lot.
11. Fiona Aston then presented her evidence. She emphasised the fact that the site was already an exception to the Outer Plains density which was recognised by the 4 hectare "grandfather" clause of the District Plan. Ms Aston outlined the historic background to the site and the surrounding allotments which she considered assisted in giving the site its "uniqueness". She provided a map showing that there was only one other 6 hectare allotment in the rural area immediately surrounding the Darfield Township and she considered the characteristic of that site quite different from the subject site and so did not consider a precedent issue arose.
12. Councillor Barnett questioned where the water for the properties would come from and Mr Redfern replied that the existing allotment had a connection from the Darfield Rural B supply and it was intended that that new allotment would also obtain such a supply. Councillor Barnett queried whether the applicant was intending to share the existing water allocation or whether he had permission for

a second connection. Ms Aston replied that the applicant only became aware that water allocation may be an issue through reading the Section 42A report but the default position would be an onsite well.

13. Councillor Hasson queried whether the applicant had an Environment Canterbury approval for a septic tank and Ms Aston replied that it had been assessed against the Environment Canterbury rules and although no Certificate of Compliance had been applied for they did not consider that a resource consent was required.
14. Councillor Hasson then asked whether given that Mr Craig had said that the proposed conditions to preserve rural character could be used by others to mitigate effects, were there any other distinguishing features of the site which would reduce the precedent created. Ms Aston replied that the other 6 hectare allotment referred to was of a different shape and was a corner site with a different pattern of surrounding development. She considered this site was a "one off" being the only undivided 6 hectare allotment remaining within a historical block of 6 hectare allotments. Mr Redfern then commented that the Malvern County Council plan allowed subdivision to 6 hectares (predated the Rural A Malvern 4 hectare rule) and then later they were granted approval to subdivide 2 hectares from the 6 hectare lot to bring them into alignment with the 4 hectare cluster.
15. Councillor Hasson then queried whether this could create a precedent whereby a 4.5 hectare allotment could be subdivided into a 0.5 hectare lot and a 4 hectare lot and how would this fit in with the objectives and policies of the District Plan. Ms Aston replied that 0.5 hectares was quite a bit smaller than 2 hectares which could create an adverse cumulative effect and any such decision would have to take into account the surrounding environment.
16. Councillor Hasson questioned whether it was appropriate to ask adjoining properties to provide open space to compensate for a higher density on another site. Ms Aston replied that you can look at the open space on the adjoining lot as part of the existing environment but can not assume that it will remain as open space in the future.
17. Councillor Barnett expressed concern about the increase for reverse sensitivity effects given that there was a dairy conversion occurring on the adjoining land. Mr Redfern replied that the 2 hectare allotment did not adjoin the dairy farm conversion (it was the 4 hectare allotment which was adjoining) and in any case the dairy farm owner had provided written consent.
18. Councillor Hasson then raised the issue that even if the Panel decided not to accept the late submission from the Runanga, they were still required to consider Treaty issues in their decision.
19. Council Planner David Smith then took his Section 42A Report as read. Mr Smith accepted the landscape evidence presented by Mr Craig at the hearing and was therefore now less concerned about the effects of the proposal and considered that they could now be termed "minor".
20. Mr Smith reiterated that he was still concerned about how the proposal sat in terms of the District Plan. While he acknowledged that the area surrounding the subject site was not of typical Outer Plains character, this environment was created under previous planning rules which may have been acknowledged by

the “grandfather” clause in terms of erecting dwellings on undersized lots but did not extend to subdivisions.

21. Mr Smith was therefore of the opinion that the application could now pass one limb of the Section 104 threshold test and so the Panel were now able to consider whether the consent should be granted.
22. Mr Smith stated that he continued to be concerned with how the proposal sat in terms of the objectives and policies especially Policy B4.1.1. He also had concerns about the precedent that approval of this proposal would create and that the Mullholland land (land to the east) could also seek to use this decision to “fill in the gap” between these smaller lots and those further to the east. He considered that although the site may be unique in terms of its historic development patterns it was not unique in terms of its size.
23. Councillor Hasson then queried whether the creation of a precedent through approving this application could extend to Existing Development Areas (EDAs). Mr Smith replied that although this situation was relatively unique people could try to argue this. When questioned about his comment on the Mulholland land Mr Smith replied that his main concern related to sites adjacent to a township attempting to use this as a precedent to subdivide. He reiterated that he was still concerned about how the proposal sat in terms of the objectives and policies and his recommendation to decline still remained.
24. Councillor Hasson then asked whether Mr Smith had prepared any draft conditions. Mr Smith replied that he had not prepared any but he would do so and circulate them to the applicant.
25. The applicant then exercised their right of reply. They reemphasised that they considered this situation unique and therefore did not consider that it was “encouraging” further undersized subdivisions and so was not contrary to Policy B4.1.1. They also noted that the objectives and policies sought to “encourage higher densities than provided for in Policy B4.1.1 in and around townships”.
26. The applicant proposed a condition “that no planting exceeding 1 metre in height be located within 20 metres of the Clinton Road frontage”. This attempted to retain open space but to allow amenity planting. Councillor Barnett queried whether a 100 metre building setback would be acceptable and Mr Craig replied that a 50 metre minimum was required but 100 metres would be preferable.
27. Councillor Hasson then reiterated that the following further information would need to be supplied by Mr Smith being potential conditions of consent and clarification of water supply capacity and that this was to be circulated to both the applicant and the submitter (or submitters depending on whether the late submission was accepted).
28. The hearing was then adjourned pending a site visit.

Site Visit

29. A site visit was undertaken on 31 July 2013. The first thing that the Panel noted was the appearance of a dwelling on the property where the application had claimed that the site was bare land except for a garage and a shed. The building in the position described on the site plan as a “garage” was clearly being used as

a dwelling.

30. The Panel noted the existing shelterbelts along many of the properties fronting Clintons Road and then drove further east along Clintons Road to observe where the small allotments resumed.

Request for Further Information

31. As a result of observations during the site visit, the Panel requested further information on 7 August 2013 with regards to the occupied dwelling and how the water units were to be shared between the proposed dwellings given water restrictions within the locality. The response to this further information request was received 23rd August 2013.

Late Submission

32. Before closing the hearing the Panel considered the acceptance of the late submission lodged by Te Taumutu Runanga. The Panel noted that the applicant had not agreed to extend the timeframe and so the Panel could only extend the timeframe under Section 37(1) if they considered that special circumstances applied. In this instance the Panel did not consider that such circumstances existed. The reasoning given for the late submission was simply that the staff member who dealt with Selwyn District had recently left and the person with whom the draft submission had been left to finalise had forgotten to lodge it by the required date. This was not in the Panels view a "special circumstance" and so it did not grant the waiver for lodgement of a late submission under Section 37(4).

Close of Hearing

33. The Panel closed the hearing on 28th August.

DELIBERATION

Issues in contention

34. The Panel considers that the effects to be assessed relate to effects on rural character and amenity together with cumulative effects, precedent effects and the effects on the integrity of the District Plan. Also under consideration is where the proposal sits in relation to the Regional Policy Statement and the Resource Management Act.

Relevant statutory provisions

35. Given that the proposal is a non-complying activity the relevant statutory provisions are sections 104, 104B, 104D and 108 of the Resource Management Act 1991.

FINDINGS AND REASONS

Effects on the environment

Visual Effects

36. The Panel agreed that the rural character of the general area around the site had been somewhat diminished over time and was not typical of the rural character more commonly associated with the Outer Plains. The Panel was however very aware that this was due to the historic zoning requirements of the area and not because of recent subdivision approvals for undersized allotments. The Panel also noted that on the edge of a township there is always a somewhat diminished rural character due to the township zoned area generally being clearly visible from the adjoining rural zone. The Panel was very mindful of the fact that this clear distinction between township and rural is intended to be upheld and the existence of the smaller lots within a township should not provide justification for allowing undersized allotments within the adjacent rural zone where this would adversely affect rural character. The Panel also noted the alteration of the zoning of this area through the Proposed District Plan process which altered the subdivision rules from a minimum of 4 hectares to a minimum of 20 hectares. The Panel viewed this as an intentional attempt to preserve the remaining rural character of the area by not allowing the further fragmentation of rural land to lots less than 20 hectares. The Panel was therefore of the opinion that although further subdivision of this area would not be out of keeping with the existing environment, the cumulative effect of this would serve to further erode the rural character of the area from that anticipated in the Outer Plains zone.
37. The Panel then turned its mind to the mitigation measures proposed by the applicant and how this may assist in mitigating against a loss of rural character from an increase in residential density. Comparing the proposed building setback of 100 metres for both allotments against the permitted baseline which allowed a dwelling to be erected on the parent title 10 metres from the front boundary the Panel considered that this would assist in preserving open space along the front boundary. The Panel however noted that having two dwellings located in close vicinity to each other was not typical of the Outer Plains zone, and planting and setbacks would only partially mitigate against loss of rural character caused by this clustering of dwellings.
38. In terms of the retention of open space by a restriction on tree planting along the front boundary, the Panel noted that as open space was an important rural feature, this could have an overall benefit in terms of the retention of the remaining rural character.
39. Overall the Panel considered that the proposal had an adverse effect on the rural character anticipated in the rural Outer Plains zone. Although the existing area already exhibited a higher than typical residential density, further approval of undersized allotments would have an adverse cumulative effect on the remaining rural character.

Objectives and policies – Partially Operative District Plan

40. The Panel then turned its consideration to where the proposal sat in terms of the objectives and policies of the District Plan.
41. It was noted that Objective B3.4.2 seeks to allow a variety of activities in the rural area while maintaining rural character and avoiding reverse sensitivity. The Panel considered that the proposal did not maintain the rural character anticipated in the Outer Plains zone. Although the rural character in the area

surrounding the site was already somewhat diminished this proposal would further erode this character, creating a cumulative effect which could only be partially mitigated by the proposed conditions. The Panel was also concerned that allowing a subdivision to create an additional dwelling site in close vicinity to a large dairy conversion could potentially create reverse sensitivity issues. It was however noted that the dairy farm owner had provided written consent and so this matter could not be further scrutinised. The Panel were therefore of the opinion that the proposal was out of keeping with Objective B3.4.2.

42. The Panel also considered that the proposal was out of keeping with Policy B3.4.1 which seeks to recognise the rural zone as an area where a variety of activities occur while maintaining environmental standards that allows for primary production and other business activities to operate. The creation of a 2 hectare allotment effectively removes this land area from productive use and so did not "maintain environmental standards that allows for primary production ... to operate".
43. With regards to Policy B3.4.5 which seeks to maintain low levels of building density in the Rural Zone and the predominance of vegetation cover", the Panel noted that this policy wording referenced "building density" although the explanation refers to both "residential density" and site coverage provisions. The Panel noted that a higher residential density is often shadowed by a higher general building density as ancillary residential buildings are erected in association with residential buildings. The Panel were therefore of the opinion that the proposal did not sit comfortably with this policy despite the proposed mitigation measures.
44. The objectives relating to residential density and subdivision in the rural area seek to maintain low overall residential density and the rural character of the rural area. Policy B4.4.1 seeks to discourage residential densities higher than one dwelling per 20 hectares in the Outer Plains zone which the Panel considered gave a strong guidance as to what the objectives intend by their reference to "low overall density". The Panel carefully considered Policy B4.1.4 which encourages new residential development at higher densities than those provided for in Policy B4.4.1 to occur in and around townships. This policy seeks to avoid any further residential settlements from popping up in the rural area and instead guides these types of developments into or adjacent to townships. The Panel however did not consider this to be a stand alone policy which exempted consideration of the other objectives and policies. The Panel considered that this was the only plan provision which on first reading appeared to provide any support for the proposal. However when considered in light of the other objectives and policies it appeared as if the plan was contemplating that a higher density may be appropriate on the edge of a township where rural character was maintained and primary production was not adversely affected. The Panel did not consider that this was achieved and so did not consider that this policy should be given primacy in this instance.
45. On the basis of the above, on an overall basis the Panel therefore considered that the proposal was contrary to the overall intent of the objectives and policies of the District Plan.

Other Matters

46. Of great concern to the Panel was the precedent effect of approving a non-complying subdivision in the rural zone.

47. The Panel do not accept Ms Astons opinion that the precedent effect of approving the subject application would be very limited extending only to the subdivision of 6 hectares into a 2 and 4 hectare lot, adjacent to Darfield, where adjacent allotments had historically been able to achieve the same outcome under previous rules.
48. The Panel considered that characteristics of this site which appeared to separate it from a subdivision in a standard Outer Plains zoned area was its location both adjacent to a township boundary and adjoining a number of undersized allotments.
49. The location adjacent to a township boundary was certainly not a unique situation as all townships border onto rural land. In terms of the history of the subdivision of the adjacent land, the Panel did not consider that this had any bearing on the current application as this was undertaken under old rules which no longer applied. Of relevance to the precedent effect was the existing eroded rural character of the area, however the location of existing undersized allotments in areas surrounding townships is not unique. The Panel were also very aware that as noted by Mr Craig in his evidence that the mitigation measures proposed by the applicants could be applied to any application seeking to mitigate against loss of rural character which would otherwise result from the creation of undersized allotments.
50. The Panel were therefore of the opinion that approval of this subdivision could result in a precedent which allowed subdivision of undersized lots, adjacent to townships where the rural character typical of the rural zone had already been eroded with mitigation measures similar to those proposed by the applicant.
51. The Panel considered this to be a significant and very concerning precedent effect.

Regional Policy Statement

52. The Panel agreed with Mr Smiths comments in his Section 42A report in that the relevant chapter of the Regional Policy Statement was Chapter 5. That is that given that the proposal would result in the loss of amenity values and rural character and is not located within the "Urban Limit". Therefore the proposal is not in keeping with the Regional Policy Statement (1998), the Proposed RPS (2011) and Proposed Plan Change 1 to the RPS (1998).
53. The Panel considered that the key chapter of the CRPS relevant to this application is Chapter 5 Land Use and Infrastructure.
54. Objective 5.2.1: Development is located and designed so that it functions in a way that (1) achieves consolidated growth in and around existing urban areas as the primary focus for accommodating the region's growth...(e) enables rural activities that support the rural environment, including primary production.
55. Policy 5.3.1: Ensure that any limited rural residential development occurs in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development.
56. The Panel considered the proposal to be inconsistent with the above Objective and Policy. The RPS requires 'rural residential' development to be establish in relevant rural residential 'zones' and not through the ad-hoc subdivision of rural land. The Selwyn District Plan sets standards for subdivision of rural land, which this application falls well short of. The Selwyn District Plan has a Living 3 zone, which is the appropriate zone for rural residential type activities to establish

within.

The Recovery Strategy for Greater Christchurch

57. The Panel considered the Recovery Strategy for Greater Christchurch but did not believe it had any relevance with regards to the subject application.

Purposes and Principles (Part II)

58. The purpose of the Resource Management Act 1991 is to promote the sustainable management of natural and physical resources. In summary this means enabling people and communities to provide for their well-being while sustaining resources and addressing adverse effects on the environment.
59. For the reasons previously discussed the Panel did not consider that the proposal would maintain the quality of the environment (Section 7(c)) nor maintain and enhance amenity values (Section 7(f)) and did not consider the proposal to be consistent with the purpose and principles of the Resource Management Act 1991.

DECISION

- 60 After considering: the application; the evidence presented at the hearing; the Council Officer's report; the submission; and the observations made during the site visit, the Panel determined that the proposal would have a more than minor effect on the anticipated rural character of the Outer Plains zone, a cumulative effect on rural character in the immediate vicinity of the site and would be contrary to the overall intent of the objectives and policies of the Partially Operative District Plan. The Panel also considered the proposal to be out of keeping with the Regional Policy Statement and the Resource Management Act.
- 61 The Hearing Panel therefore declines Resource consent 135099 and 135101.

DATED THIS 25 DAY OF SEPTEMBER 2013



COUNCILLOR D HASSON
HEARING COMMITTEE CHAIR

ACTING UNDER COMMITTEE DELEGATION 103

INFORMATION ONLY	
PROJECT NO	10796
SCALE	20,000 (A1) 1:40,000 (A3)
DRAWING NO	004
SIZE	A1
REV	1



NOTES:

1. THE INFORMATION DETAILED ON THIS PLAN WAS SOURCED FROM QUICKMAP.

Appendix B



Submission on Draft Malvern Area Plan

Survus (Hororata)

June 2016

Selwyn District Council

SELWYN DISTRICT COUNCIL

SUBMISSION ON DRAFT MALVERN AREA PLAN

Submitter Details

Name: Survus Consultants

Postal address: C/- Aston Consultants Ltd
Resource Management and Planning
PO Box 1435
Christchurch 8140

Email address: fiona@astonconsultants.co.nz

Phone Number: 03 3322618

Mobile Number: 0275 332213

Contact Person Fiona Aston

I would like to be heard in support of this submission.

Preferred hearing date: Darfield 8 July 2016.

Submission:

My submission applies to the Malvern Area Plan, and in particular but not limited to Hororata township.

I seek that the Draft Malvern Area Plan be amended to recognise the existing low density residential areas at Hororata west of Hororata Road and north of the Duncans Road (ie. by identifying this land as preferred low density residential area in the MAP, and rezoning the land Living 2 (minimum average lot size 5000m²) in the District Plan Review. This land (and Hororata Area 2) was zoned Rural Residential in the former Malvern Area Plan.

The above would recognise and be consistent with the existing development pattern and allow for some low density 'infill'. It and would be consistent with MAP Hororata A2, which was also within the previous Malvern District Plan RR zone, and proposed as a low density residential area in the MAP. It would be consistent with the existing Hororata township form which is essentially ribbon

development along the main roads including along Hororata Road as far north as Downs Road (which contains a number of original township facilities including a church).

A handwritten signature in black ink, appearing to read 'T. D. a. A. D.', enclosed within a rectangular box.

.....
(Signature of applicant or person authorized to sign on behalf of the applicant)

Date: June 15, 2016

Appendices:

Appendix A: Proposed Preferred Low Density Residential Area Hororata



ZONES	
RA	RURAL RES
RR	RURAL RES
URB	URBAN
RB	RESIDENTIAL
RR	COMMERCIAL
URB	SERVICE
RES	INDUSTRIAL
RR	COMM
S	Special
IND	Industrial

NOTATIONS	
[RB]	Proposed Road
[X]	Legal body (lencod)
[Z]	Legal body (lencod)
[S]	Special Features Body
[L]	Location Diagram
[S]	Original Scale
[S]	Horizontal Vertical
[S]	Prepared by
[S]	Hororata

Prepared by
Dave Lovell-Smith
and Partners
Planning Services Experts
P O Box 679 Christchurch

Hororata
20



Submission on Draft Malvern Area Plan

Survus

June 2016

Selwyn District Council

SELWYN DISTRICT COUNCIL

SUBMISSION ON DRAFT MALVERN AREA PLAN

Submitter Details

Name: Survus

Postal address: C/- Aston Consultants Ltd
Resource Management and Planning
PO Box 1435
Christchurch 8140

Email address: fiona@astonconsultants.co.nz

Phone Number: 03 3322618

Mobile Number: 0275 332213

Contact Person Fiona Aston

I would like to be heard in support of this submission. Preferred hearing date: Darfield 8 July 2016.

Submission:

My submission applies to the Malvern Area Plan, and in particular but not limited to Darfield township.

I seek that the Draft Malvern Area Plan be amended to provide for some further residential intensification of existing L2 areas at Darfield where the minimum average lot size is currently 2 ha (current L2A1 zones). Intensification to 1 ha minimum average lot sizes would be a more efficient use of the land and allow for 'organic' gradual infill over time.



.....
(Signature of applicant or person authorized to sign on behalf of the applicant)

Date: June 15, 2016

[illegible]

03 3180198 and 0210644436

Submission as private individual, living in Selwyn since 1974, apart from some years overseas.

I have earmarked 8th July, and my time will need to fit around lecturing/teaching at Lincoln Uni.

I am submitting with general concerns relating to Malvern/Selwyn, but especially for Hororata and Darfield.

My submission is driven by

- deeply held values around justice for all,
- a care for the planet and
- a developing understanding being derived from teaching at Lincoln University – on Sustainability and Farming Systems.

http://www.selwyn.govt.nz/_data/assets/pdf_file/0008/191078/SDC_AP_Malvern_Full_Plan.pdf indicates

- very considerable work and thought by planners and others. We thank them and note with appreciation their willingness to discuss concerns and suggestions in public meetings, including this submission process. Thank you.
- A desire to ensure rural land is not compromised by ongoing housing development. (A trip by plane will show how much of Selwyn has been carved up into lifestyle blocks with minimal production of value to us as a nation).

- There is much more, but I want to concentrate on one particular concern →

Looking at our townships shows

- Those with money – eg retiring farmers – have been well catered for. Developers have chosen to provide large sections with restrictive covenants.
- Large sections and restrictive covenants harm those on wages and salaries. I refer to workers in factories, farms and service industries etc. Their ability to live in their own homes is seriously compromised. Actually for many, ownership of a home is impossible. This is wrong, or in my mind, worse than wrong. It is an injustice that we should take practical steps to overcome.
- So, my submission deals with the affordability of housing for all. It deals directly with what kind of community we want in Selwyn. I want to live in a community that values justice for all, and acknowledges basic human rights around shelter and homes that are owned by the occupiers.

Here are some steps we can take now →

1. Allow existing, approx 1000 sq m sections, to be subdivided by owners to allow for a one or two bedroom cottage to be placed on their back section. Those new units could share a new generation septic tank with the existing home or have a totally new septic – maybe hidden under a deck that allows all the access required for regular maintenance. Refer precedents below for Darfield examples.
2. The nonsense of only allowing family to live in additional dwellings on properties fails to address the reality described above – those on lower wages being deprived of housing options. This is an injustice that a generous community does not tolerate. (For larger scale background to justice and equality – pls refer to Joseph Stiglitz's 'The Price of Inequality'). That book warns us that when society loses equality, we all pay...
3. Another practical step forward would be 700 sq m sections having 3-4 units housing single bedroom units, each owned by the occupier. (Our present model in new subdivisions across Selwyn fails the tests of sustainability, of justice and of common sense).
4. I'm told that Haunui Trust sought to develop further units, but it seems were stymied by rules around sewerage. If true I believe that technically there is no reason to allow sewerage issues to stop their provision of housing for the elderly.

[The Price of Inequality - Wikipedia, the free encyclopedia](https://en.wikipedia.org/wiki/The_Price_of_Inequality)

https://en.wikipedia.org/wiki/The_Price_of_Inequality ▾

The Price of Inequality: How Today's Divided Society Endangers Our Future is a 2012 book by Joseph Stiglitz that deals with income inequality in the United ...

Summary intent

Our planet is not blessed with infinite boundaries and infinite resources. There are many who wish to explore community in novel ways, but ways that allow for ownership of small or tiny spaces and sharing. Let us as Selwyn residents and planners lead the way in developing planet friendly, sustainable living – ecologically and practically.

Background / Precedent →

There seems to be a belief that we can't allow infill in existing sections because of a lack of town supplied, fully reticulated sewerage. Please note my wife and I tested this process about 6 years ago. We wanted to buy an old home in Russell Street, Darfield and build a cottage out the back. We were stymied by rules (ECan's) around outflow fields and minimal

distances to boundary fences required. We had to give up. (If today the applicant bounces unsuccessfully between ECan and SDC, the end result is injustice for those without

Here are three examples where commonsense may well be leading the way. I hope so, and hope that the message in this subdivision becomes the normal intent of town planning rules, leaving rural land to continue to be farmed sustainably and for profit as that provides a long term future for us all.

1. In Newbrook subdivision, Darfield a 940 sq m section has two units at 14 Cherry Ave, sharing one smart / hi tech septic tank. We know this because for some time we owned those two units. The one septic tank serves both properties via easements. The liquid leaving the septic is of high enough quality for it to be discharged to soak hole/pit. This is a wonderful solution! Pun intended.
2. Selwyn Council's 3 units in north terrace share one septic.
3. 7 small units nearby share two septic tanks. (Item 2 and 3 are taken on the advice of a friend, and may need confirmation at council records level).

Refer, pls web sites below-

(Note that in time we will catch up with other parts of the world and make much smarter use of grey water, and composting toilets, but that's for another day and another submission!

Meanwhile here's some background reading ex web sites that indicate SDC is quite reasonably allowing soak holes for the liquid leaving modern septic systems – eg Newbrook sub-division.

One has to wonder about the ongoing necessity for very expensive outflow fields.

[Septic Tank Treatment - BioSeptic - BioSmart Technologies](http://www.biosmarttechnologies.com)

www.biosmarttechnologies.com › products ▼

The Product and Solution. BioSeptic, our septic tank treatment is a specialised biological treatment for degrading organic matter in waste water systems.

[water treatment](http://www.swnz.co.nz/)

[swnz.co.nz/](http://www.swnz.co.nz/) ▼

We provide proven, eco-friendly and innovative water treatment systems for household black and grey water. New Zealand's leading worm composting toilet ...

[Biolytix: Home](http://www.biolytix.com/)

www.biolytix.com/ ▼

Buying a sewage treatment, wastewater or septic tank system is a large ... organisms to efficiently convert household sewage into garden irrigation water. ... Biolytix Biopod Worms ... Independently tested in New Zealand and Council approved.

[NaturalFlow: Sewage & Waste Water Treatment | Ecologically Friendly](http://www.naturalflow.co.nz/)

www.naturalflow.co.nz/ ▼

Get a 100% Ecologically friendly and natural waste water & sewage ... Call 0800 628356 NZ wide. ... Black Water comes from the toilet and kitchen sink waste.

Submission for Malvern Towards 2031 Document, Selwyn District Council

This submission picks up on several statements in the Malvern Towards 2031 document, relating to Darfield.

1 There is a need for infill in Living 1 zone, so as to develop a more coherent central core to the township.(p 20)

2 The supply of zoned land is sufficient for the likely growth to 2013, and no more low density land is required at this point.(p 23)

3 The "Housing Needs in Selwyn District" research commissioned by Council in November 2014 clearly identifies the need for housing is to assist the elderly and first home buyers. The Hospital and Rest home operate at capacity most of the time, and Haunui Trust is unable to expand because of planning issues. Folk need small units [a mix of 1-2 -3 bedrooms], small sections, well designed but less expensive housing to meet their situation. This is urgent in the case of Darfield, where more than 20% of the population is already over the age of 65. Darfield is the retirement place of choice for those from the farming hinterland.

4 The issue of reticulated sewage is in the too-hard basket, so alternative plans need to be explored and activated using the best of new technologies, so progress can be made now. The perception that no progress can be made because of septic tank systems needs to be clearly and firmly countered by Council.

Preamble

People within our community hold some pieces of the jigsaw puzzle that can make up a new picture of Darfield. They own sections, live alone in their only asset, a 3 bedroom house, because there is nowhere else appropriate to go, they have knowledge and design ideas, and a willingness to work with toilet technology and a total commitment to this community.

Planners and engineers and those with understanding of binding and non binding regulations are the other half of the equation.

Proposal

Please can we get together round a table to **agree and act** on a plan that will in 5 years time give us a **range of suitable housing**, using a range of toilet technologies on the 87 sections currently identified as available (p 20), and also those sections where a second dwelling could be added, within walking distance of the town centre.

Can we plan together for the development of a more **cohesive township centre, infilling between the Recreation Centre and the Library/Sevice centre [1.4km]** suitable for all including those on mobility scooters and walkers using appropriate footpaths. Could businesses needing drive in capacity be kept to side streets, so the main street is an attractive destination for pedestrians.

Can we enter into dialogue with **all parties interested in a staged development** and expansion of Haunui Trust, using land offered the Catholic Church as one element in the solution thinking that is needed. This could include several mixed model units and partnerships catering for both first time buyer families and elderly.

Can we plan for **duplex units for secure rent**, to be administered by a Trust where wrap around social services are an element of successful living. Habitat for Humanity offers a well-tested model used world-wide. Only 3 remain of the meagre stock we once had, and social agencies provide whatever support is available to assist the elderly who pay a very high proportion of their pensions for them.

We need a clear message from Council that they are ready to engage with people who are not developers, but who do hold an asset in the form of a large section, a spare section, or a creative different way of using resources to maximum effect. This should be in the form of a round-table discussion from which a 5 year plan can emerge, and we are sure we have a clear, shared commitment to act.

All of these decisions need to be made in a way that gives the community confidence that we are indeed in partnership with Council to find good solutions to the challenges of caring and providing suitable affordable homes for everyone.

Bev Elder
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Darfield 7510

Ph 03 3188881
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*I do need to speak to
my submission.
B. Elder.*

Name: John Reid

Address: 1 Frizzell Court, Castle Hill Village, 7580

Phone: 03 3179280 or 027 4338225

Email address: reid@nzland.co.nz

Speaking on Behalf of: Castle Hill Community Association

Township: Malvern – Castle Hill

Wishes to speak at hearing: Yes

Venue: Darfield

Submission:

SELWYN DISTRICT COUNCIL MALVERN AREA PLAN

Submission from Castle Hill Community Assn:

1. Cultural Significance of the Area. The Association is interested to understand how can this be reflected in the building design standards? We note that there is to be consultation as the Plan is developed and so we note that we would welcome discussion on this and other matters relating to the cultural landscape and planting to support mahinga kai referred to in the Plan.

2. Mana whenua history to be incorporated into the design of public and commercial facilities. Is this suggestion to take the form of information boards and/or displays? Again we record that we would welcome discussion at the appropriate time with interested parties.

3. The Association supports the amendment of the Context Map extending the village boundaries to include the consented camping ground and golf course area. An indicative amended Context Map is attached.

4. Cross highway severance issues. Now that the NZTA have approved a new highway entrance to cater for the traffic movements between the village and the consented camping ground which will provide visitor accommodation, a store and licensed restaurant facilities, the Association believes this is no longer a significant issue.

Cross traffic issues are further referenced as a problem under transport. The NZ Transport Agency did not make a submission at the time of the hearing of the Resource Consent application for the Camping Ground as the plans incorporate their entrance design and road widening.

Good connectivity will result.

5. We note that the mana whenua have an interest in culturally significant areas that exist in the wider area and welcome advice from interested parties on their location and areas of interest.

6. Castle Hill area 1 - CH A1 The Brittan property is suggested as a potential area for expansion of the village. Apart from the flat area in the vicinity of the current homestead which was known as Trellissick and was the base for the Enys Bros. who were the early owners of Castle Hill Station, the balance has a number of challenges. A large part of the area is native beech forest which forms the backdrop to the village and should be retained. In addition, there is a pond and a significant gully running down from it that would be unsuitable for development.

7. Opportunities and Issues Map

This map should also be amended to include the consented camping ground and golf course area as shown on the amended Context Map and should then recognise that there are green areas offering opportunities for future expansion of the consented activities. An indicative amended Opportunities & Issues map is attached.

8. Conclusion: The retention of the current township boundary is inconsistent with the consented extension to the village for the camping ground and golf course. The increase in size of the township area is acknowledged elsewhere in the review. The township boundary denoted by a blue dotted line should be extend

Name: Angela Cossey

Address: 525 McLaughlins Road, RD 1, Darfield 7571

Phone: 027 3266511

Email address: angelacossey66@gmail.com

Speaking on Behalf of: N/A

Township: Malvern - Darfield

Wishes to speak at hearing: Yes

Venue: Darfield

Submission:

We wish to highlight the closed thinking reflected by council about not allowing us to add a second dwelling on our 10 acre property from which we could gain an extra income by tenanting the second dwelling or operating a bed and breakfast/farm-stay. On a number of occasions we have been told "NO" and even if we applied for resource consent the answer would still be "No, don't waste your money".

We believe that providing separate self contained tourist or visitor accommodation is of real benefit to the district and there is evidence of a shortage of this nature. We believe the council should encourage small business opportunities that will enable more people to visit and stay longer in the area.

Name: Trevor Chapman

Address: 1827 Clintons Road, RD 1, Darfield 7571

Phone: 03 3188255

Email address: tt.chapman@xtra.co.nz

Speaking on Behalf of: N/A

Township: Malvern - Darfield

Wishes to speak at hearing: No

Venue: N/A

Submission:

I support Darfield Possible Future Development Options - Area 1 in orange. I suggest 1 hectare or less to utilize the finite land resource more efficiently.

Name: Lloyd Minchington

Address: 5681 Main West Coast Road, RD 1, Springfield, 7649

Phone: 021 10411789

Email address:

Speaking on Behalf of: N/A

Township: Malvern - Springfield

Wishes to speak at hearing: Yes

Venue: Darfield

Submission # 74:

SUBJECT change of zoning of land within the recognised but incorrectly zoned business area

The land is situated at 5681 main west coast rd (next door to the springfield hotel)

THE AIM change of zoning of land from residential to business, to allow for further development consisting of one and two bedroom units and With the intention of removing the existing house and putting in some retail shops, at the front of the property.

The property has an area that lends itself to setting up some of the units as over 60 retirement villas _ a recognised need in the future

As we try to keep locals in a familiar environment, to enhance their retirement and keep a balanced demographic in the community

Medium term stays a recognised need for short term housing, to allow people to move into the area as their houses are been build

Ski field staff, workers from Fonterra who are trial,

Short term accommodation with the projected increase in tourist numbers and the lack of infrastructure to support them, it must be recognised that future Accommodation needs must be met, Growth must be anticipated

Structure of the units the development would consist of one and two bedroom single story units, on individual sites screened by native plantings and trees

Full servicing to basic servicing depending on what the guest would like, (this would create employment opportunities for local people) but essentially providing a small home away from home.

A big point of difference from the standard motel /hotel experience

Traffic considerations due to the position of this property being within the main part of the recognised business area we see no adverse traffic issues

The location of the entrance and exit are within the 50 kph zone and will have off street parking

It is situated in close proximity to the hotel so negating any drink drive issues for the owners

Property constraints

It makes a lot of sense to put a properly zoned business area into the centre of springfield the land is currently zoned partial residential and partly rural open plains this property does not intrude into the Malvern hills amenity values area

The zoning is an anomaly within the proposed border of the town this needs to be changed to create a recognised business area within this boundary to enhance the town and there is a constant demand for accommodation at springfield

Submissions from the springfield community committee support the development of a business area on the south side of springfield. This development we believe would suppo