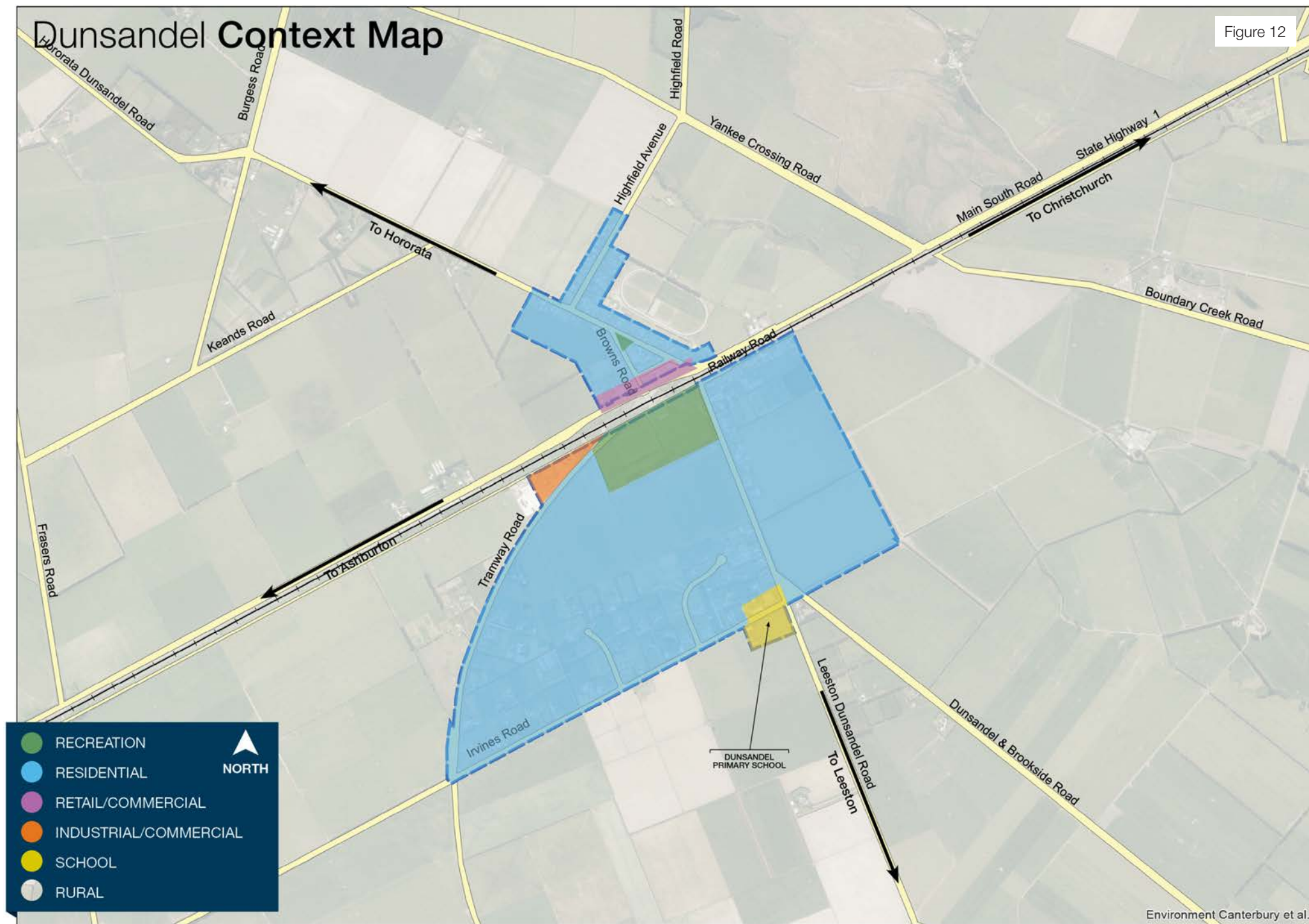


# Dunsandel Context Map

Figure 12



# Dunsandel

## Introduction

### Location

Dunsandel is located 35 minutes south of Christchurch on State Highway 1 at an elevation of 80 metres above sea level.

### Mana whenua

Dunsandel township is in close proximity to a pā settlement at the head of the Waiwhio/Irwell River. It is also in close proximity to the Waikirikiri/Selwyn River which was a significant area of mahinga kai for its entire stretch. One possible Ngāi Tahu name for the Dunsandel area has been recorded as being Te Atakiki-a-Te-Wakaaro though there remains uncertainty around the exact spelling or translation. Te Atakiki means a long dawn.

### European settlement

Between 1862 and 1865, Robert Daly, who had the Dunsandel run, free-holded the land on which the township was later developed. In the early 1870s the township of Selwyn was laid out just south of the Waikirikiri/Selwyn River. However, when a railway station was built 5 kilometres south in 1874, Dunsandel began to prosper and Selwyn Village declined<sup>17</sup>.

Dunsandel is the main rural service town between Christchurch and Rakaia. Lake Crichton, close to Dunsandel, is a purpose-built lake popular with water skiers, dragon boaters and other water sport enthusiasts. The Dunsandel community has grown considerably over recent years with the subdivision of land bordering the township into small lifestyle blocks. In addition, a number of larger properties have recently been converted into large, efficient and modern dairy farms, with the Synlait dairy factory being located approximately 6.5 kilometres south of Dunsandel on State Highway 1.

### Employment

Dunsandel represents the second largest component of township based employment in the Ellesmere area based workforce. Employment within the township is primarily in the industrial sector, followed by the rural sector and retail and commercial sectors.<sup>18</sup>

### Population

The 2015 population of Dunsandel was 496 people (176 households), with this population projected to grow to a 2031 population of 560 (200 households), being an estimated increase of 64 people (24 households)<sup>19</sup>.

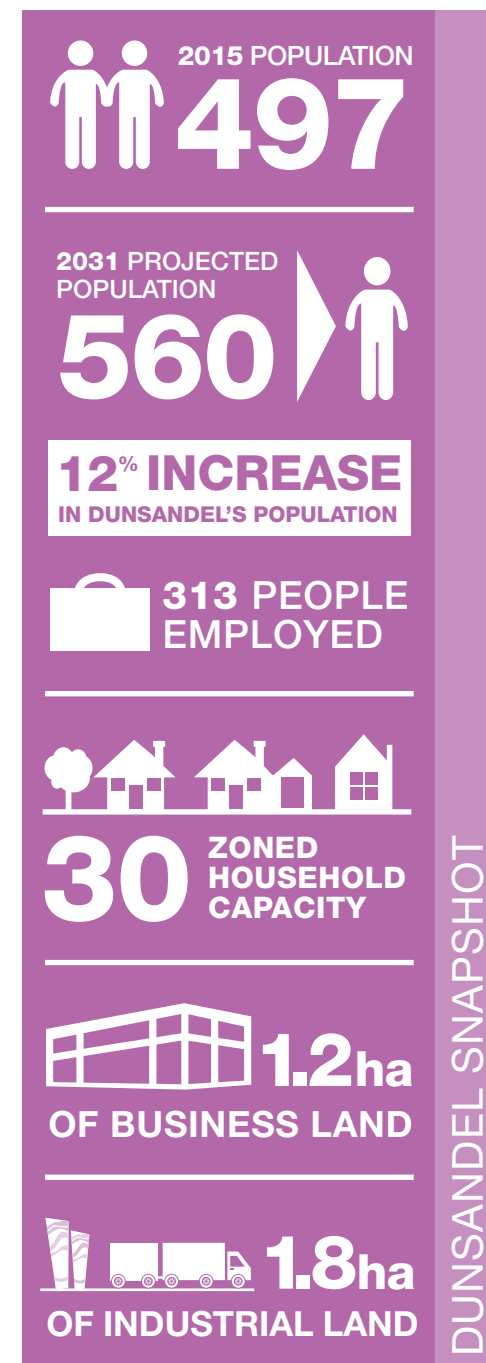
### Township network

Selwyn 2031 categorises Dunsandel as a rural township whose function is:

“...based on village characteristics with some services offered to the surrounding rural area”<sup>20</sup>.

### District Plan land use zoning

Dunsandel is subject to standard density Living 1 and low-density Living 2 land use zonings (see Figure 12), which have a minimum average allotment size of 800m<sup>2</sup> and 1hectare, respectively. This density has been influenced by the requirement to manage wastewater discharges on-site through individual septic tanks.



<sup>17</sup>Beattie H. Māori Place Names of Canterbury, 2nd edition, Cadsonbury Publications, Christchurch, 1995, p53. <sup>18</sup>[www.teara.govt.nz](http://www.teara.govt.nz).

<sup>19</sup>Market Economics: Ellesmere Area Plan Assessment, August 2015, P13. <sup>20</sup>Selwyn Growth Model. <sup>21</sup>Selwyn 2031: District Development Strategy, Strategic Direction 1, Adopted October 2014, P34



## Residential land capacity

There are approximately 105 standard residential sections in Dunsandel of which 14 have the potential to be further developed for residential purposes. These 14 sections comprise some 4 hectares with a potential yield of 30 households.

There are a further 64 low-density Living 2 zoned sections in Dunsandel which are largely developed to their zoned potential.

There is significant capacity in the 33 hectare Dunsandel Living A and B Deferred zones<sup>21</sup> that is undeveloped and could also provide a greater range of lot sizes, including low- density sections.

Overall, there is considered to be sufficient available land to accommodate what is identified as being low projected population growth through to 2031 without the Council proactively zoning additional residential greenfield land.

## Business land capacity

The township includes a 1.2ha area of Business 1 zoned land that is comprised of approximately 10 sections.

An expert retail assessment has confirmed that there is no demand for additional business land in the township<sup>22</sup>. The Business 1 zone fronts State Highway 1, with the retail and commercial activities operating from within it predominantly serving passing trade clientele<sup>23</sup>. Employment in Dunsandel is not projected to increase from its current level, with the existing Business 1 zoned area being identified as being adequate to accommodate any increase in demand<sup>24</sup>.

## Industrial land capacity

The township includes 1.8ha of Business 2 zoned land that is comprised of approximately three sections<sup>25</sup>. There has been growth in the industrial sector recorded since the year 2000, the majority of which has been in the road transport business that is optimising the geographic location of the township at the junction of State Highway 1 and the mains roads south between Leeston and Southbridge<sup>26</sup>.

There is a shortfall of 1,000m<sup>2</sup> of industrial land in the township. However, the expert retail assessment has identified that most of the employment and growth in the industrial sector can be accommodated in the existing businesses, which reduces the need for additional land<sup>27</sup>.



<sup>22</sup> Market Economics: Ellesmere Area Plan Assessment, August 2015, P18 & 19. <sup>23</sup>Market Economics: Ellesmere Area Plan Assessment, August 2015, P19

<sup>24</sup>Market Economics: Ellesmere Area Plan Assessment, August 2015, P19. <sup>25</sup>Market Economics: Ellesmere Area Plan Assessment, August 2015, P20

<sup>26</sup>Market Economics: Ellesmere Area Plan Assessment, August 2015, P21. <sup>27</sup>Market Economics: Ellesmere Area Plan Assessment, August 2015, P20

# Dunsandel Opportunities & Issues | Possible Future Development Options

Figure 13





# Opportunities and Issues

Development opportunities and issues that have informed the recommendations for the future development of Dunsandel are summarised in Figure 13 and below.

## OPPORTUNITIES

### Population, growth capacity and urban form

- Land capacity analysis has identified that there is sufficient developable land available within Dunsandel to accommodate projected growth within the Ellesmere 2031 planning horizon.
- There is an opportunity to investigate the appropriateness of facilitating the availability of low-density residential sections to provide greater housing choice to meet the wider needs of the community, including the uplifting of the deferrals that currently apply to the Dunsandel Living A and B deferred zones. Establishing the necessary infrastructure services to the Dunsandel Living A and B Deferred zones is likely to be more cost effective and efficient than alternative 'greenfield' locations.

### Transport

- The levels of service for transport infrastructure should reflect the status, character and function of the settlement.
- There is an opportunity to investigate options to integrate public transport with Rolleston in the event a Park N' Ride is established and to integrate the new community centre with the wider walking and cycling network.

### 5 Waters

- Water treatment plant upgrades are proposed to fully and consistently comply with Health Act & Drinking Water Standards.

### Business development

- There are existing established businesses serving the local community and wider rural area.

### Local facilities and community development

- Budgets have been allocated in the 2015-25 LTP for the following projects:
  - (1) provision of a new sports and community centre and associated facilities
  - (2) establishment of an exercise track around Dunsandel Domain, and
  - (3) redevelopment of the former hall as a passive recreation reserve.
- Dunsandel School occupies a large site that is capable of accommodating projected population growth.

- Spark has identified upgrades to the 4G ultrafast broadband network for Dunsandel to support social, economic and community wellbeing.

## ISSUES

### Population, growth capacity and urban form

- There is limited capacity for the township to support more intensive housing typologies, such as a Living Z zone, based on the township character, the settlement function in the Selwyn 2031 network and limited range of services.
- Any further development north of Hororata-Dunsandel Road is less preferred from a network servicing perspective as it will necessitate infrastructure upgrades. This area is identified as potentially contaminated and is closer to the Lower Flood Plain Area and recorded flooding associated with the Waikirikiri/Selwyn River.
- Land directly to the west and south of Hororata-Dunsandel Road is identified as being potentially contaminated and development in this location could contribute to 'ribbon' development and reverse sensitivity effects where these roads intersect with State Highway 1 and the South Island Main Trunk Line.

### Natural environment and cultural heritage

- Continued growth of the township without reticulated wastewater is of concern to mana whenua, particularly around the impacts any increase in the groundwater tables arising from the Central Plains Water Scheme, may affect the efficiency of on-site wastewater treatment and disposal systems.
- The majority of the township and its surrounding environment are comprised of Class I and II versatile soils, which are valued for their productive capacity.

### Transport

- Environment Canterbury does not provide public transport or a bus service to Dunsandel. A recent service review undertaken by Environment Canterbury determined that no significant extension or expansion to their services in the district is expected in the foreseeable future.
- State Highway 1 and the Main South Line railway sever the town in two, creating intersection pressures, and poor connectivity that limits alternative modes of transport such as walking and cycling. Substantial growth may give rise to increased safety, efficiency and reverse sensitivity issues with nationally important strategic infrastructure.

## 5 Waters

- Environment Canterbury have indicated that higher density housing typologies cannot reasonably be serviced by on-site systems.
- There is provision in the Regional Plans for community supply. However, any new groundwater takes to provide for growth will require resource consent with Environment Canterbury. The treatment plant requires upgrading to fully comply with Health Act & Drinking Water Standards.
- Any additional growth will require an integrated approach to stormwater management, including the development of stormwater management plans to coherently manage current and future growth.
- Mana whenua identify water quantity issues and shifting public and community perceptions about utilising best practice water use (The Plains area of the District is classified as a Red Zone for both water quality and quantity).
- Mana whenua identify issues with nutrient loads associated with wastewater systems and the development and growth of townships

## Business development

- There are relatively limited business opportunities able to be facilitated in Dunsandel through the Area Plans based on the small population base of the township and its, status under Selwyn 2031 network.

## Local facilities and community development

- The limited population base in Dunsandel presents difficulties in generating the rates base required to support major capital projects or community facilities, with there being limited space available for additional playgrounds.

# Possible future development options

## Residential

No new areas for residential development have been identified as being necessary to be proactively zoned by Council in response to the projected growth within the Ellesmere 2031 planning horizon. This is on the basis that there is currently sufficient available land to accommodate projected population growth and, there are constraints that need to be addressed through the RMA process.

This Area Plan incorporates a specific implementation step to investigate opportunities to assist the development of the identified DLA and DLB deferred zoned areas, the advancement of which is preferred to other alternative 'greenfield' sites.

Figure 13 shows potential future greenfield growth paths that could accommodate industrial Business 2 growth either beyond 2031 or more immediately through a privately initiated plan change process, Figure 13 also identifies areas where development may be able to occur and explains the advantages and disadvantages of each respective area. The map indicates the current township boundary and references some of the opportunities and issues listed below that will influence the substantive assessment of the appropriateness of future growth options.

## Dunsandel Area 1 – DUN A1

A potential future growth path for industrial purposes is an area of Rural (Outer Plains) - zoned land located immediately west of, and adjacent to, the existing Business 2 land in Dunsandel.

## Advantages

- This area is contiguous to the existing Business 2 zoned industrial area and, provides for a compact urban form.
- The area is in relatively close proximity to the existing town centre.
- The area is a more suitable location than other possible areas from an infrastructure servicing perspective.

## Disadvantages

- Suitable setbacks or buffer treatments will be required to avoid reverse sensitivity effects on the adjoining residential areas to the east and south.
- The land is comprised of Class II versatile soils, which are valued for their productive capacity.
- Any additional development south of State Highway 1 will increase safety and efficiency issues with the road network where it interacts with railway crossing points. It will be necessary to investigate what impacts additional industrial development may have on the safety and efficiency of the road network.

# Conclusion

No new areas for residential or business purposes are required to accommodate projected growth within Dunsandel over the Ellesmere 2031 planning horizon as there is currently sufficient land available to accommodate projected population growth.

There are also a number of issues that need to be addressed to facilitate substantial growth, including:

- settlement character and function, including the need to protect the current amenity attributed to the village and the absence of the necessary community infrastructure or services required to support additional growth or increased household densities
- infrastructure constraints relating to integrated stormwater management, access to potable water and the on-site treatment and disposal of wastewater, and
- the need to manage growth to reduce the natural hazard risks associated with the Waikirikiri/Selwyn River.

The retention of the current township boundary through to 2031 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.

This Area Plan does not preclude any additional greenfield land from being considered for zoning through privately-initiated plan change requests under the RMA, but signals 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.

The following implementation steps identify the various processes for considering the appropriateness of where further development within the current township boundary through to 2031 may best be integrated. The implementation steps are the methods for delivering the opportunities and addressing the issues identified in the above assessment, which will collectively deliver better social, economic, cultural and environmental outcomes for the settlement of Dunsandel, its community and its rural township function to the local area.

## Dunsandel area plan implementation steps

A number of implementation steps for Dunsandel are provided as a means to realise the Opportunities and address the Issues by 2031. The implementation steps contain guidance on indicative: (1) timeframes; (2) Council department work streams; (3) costs; (4) agency and Council department that are primarily responsible for implementation, and; (5) Possible funding sources.

The various implementation steps have been formulated to deliver sustainable social, economic, cultural and environmental outcomes for each township within the Ellesmere Area in the short term, medium term and as done for Malvern townships.

In addition to the Dunsandel township specific implementation steps set out below, there are a number of other implementation steps that apply across all the townships subject to the Ellesmere Area Plan. These can be viewed at the beginning of [Section 2](#) of this Area Plan at Table 1.

Estimated costs are shown in the following table as a high-level indication of the scale of funding that may be required to implement various steps. The costs generally relate to physical works, such as street upgrades, open space enhancements or developments of new facilities and do not include the costs to operate, maintain or renew the assets in the future. Possible funding sources for each implementation step are identified.

It is important to note, however, that in many cases no funding has been approved and decisions on whether a project or initiative to deliver the implementation step can proceed will still need to be made through the Council's Annual and Long-Term Planning processes. Also set out in the table is who will be advancing the various implementation steps and the mechanisms by which they will be realised.

**Key for indicative costs**  
\$ = below \$50,000  
\$\$ = \$50,000 – 200,000

Table 4: Implementation steps - Dunsandel

Implementation step	Indicative timeframe	Indicative cost	Agency responsible	Funding source
Population, growth and urban form				
See Area Plan wide Implementation Steps in Table 1, in addition to the following:				
Investigate the potential of progressing outline development plans for the Deferred Living A and Deferred Living B areas as part of the Strategy and Planning Work Programme to uplift the deferral to facilitate the development of these locations	Short	\$\$	Selwyn District Council Planning department – District Plan Review	Environmental Services District Plan Review
Natural environment and cultural heritage				
See Area Plan wide Implementation Steps in Table 1, in addition to the following:				
Include significant heritage and cultural sites in Dunsandel when preparing township brochures and/or township information panels	Ongoing	\$	Selwyn District Council Community Services department in consultation with mana whenua	Community Services Long-Term Plan
Transportation				
See Area Plan wide Implementation Steps in Table 1, in addition to the following:				
Facilitate a Corridor Management Plan in partnership with the New Zealand Transport Agency to identify future issues and opportunities associated with the state highway, which will inform on-going planning initiatives	Medium	\$\$	Selwyn District Council Transportation and Planning departments	Assets and Environmental Services Long-Term Plan
Initiate a forum with KiwiRail to investigate issues and opportunities with the main South Line Railway line, including management of reverse sensitivity effects and the safety and efficiency of level crossings, which will inform on-going planning initiatives	Medium	\$	Selwyn District Council Transportation and Planning departments	Assets and Environmental Services Long-Term Plan
Investigate integration with an future Park N' Ride facility that may be established in Rolleston	Long	\$	Selwyn District Council Transportation department	Property and Commercial Long-Term Plan



## 5 Waters

See Area Plan wide Implementation Steps in Table 1, in addition to the following:

Obtain the necessary stormwater network discharge consents and implement the associated Stormwater Management Plan	Short	\$	Selwyn District Council Water Services department in consultation with mana whenua	Assets Long-Term Plan
Continue to ensure progress water supply treatment plant upgrade to fully comply with Health Act and Drinking Water Standards NZ, in line with Councils Water Safety Plans	Medium	\$	Selwyn District Council Water Services department	Assets Long-Term Plan
Investigate the drivers and feasibility of developing a reticulated sewerage network	Medium	\$	Selwyn District Council Water Services department	

## Local facilities and community development

See Area Plan wide Implementation Steps in Table 1, in addition to the following:

Progress community facility upgrades, as set out in the 2015-25 Long-Term Plan, including: (1) continue redevelopment and expansion of facilities on the domain, including extending the playground, removing the south hedge and landscaping and developing a further rugby ground (depending upon demand), and (2) potential to redevelop the former hall site	Short	\$	Selwyn District Council Property and Commercial department – Annual Plan 2015/16	Property and Commercial Long-Term Plan
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## Business development

See Area Plan wide Implementation Steps in Table 1, in addition to the following:

Investigate potential to facilitate development in proximity to established business activities via a transitional zone or similar	Short	\$\$	Selwyn District Council Planning department – District Plan Review	Environmental Services District Plan Review
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