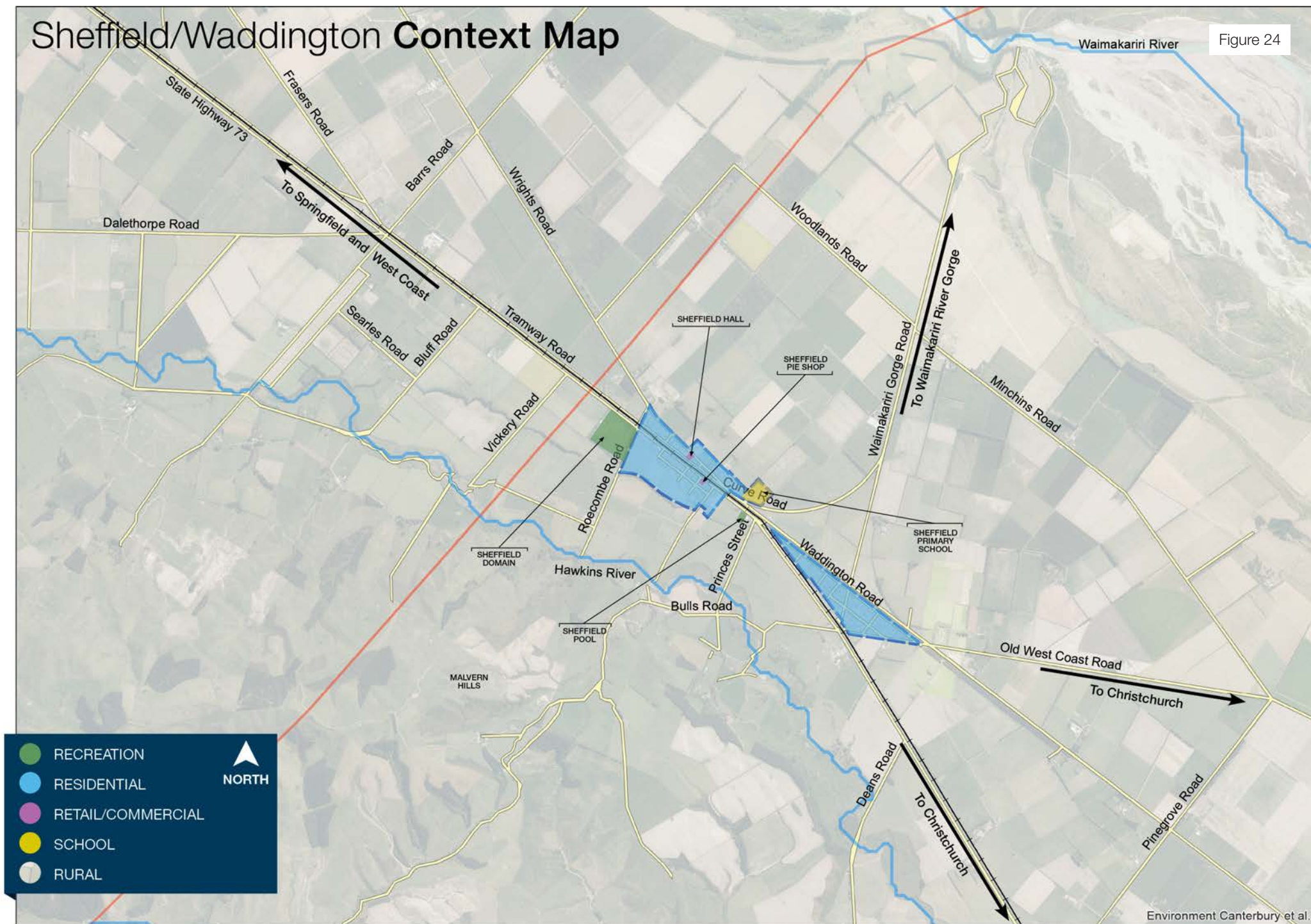


Sheffield/Waddington Context Map

Figure 24



Sheffield/Waddington

Introduction

Location

The townships of Sheffield and Waddington are located 50 minutes west of Christchurch on State Highway 73, at an elevation of 300m above sea level.

Mana whenua

Sheffield/Waddington is located in proximity to the mahinga kai sites recorded in the Malvern Hills and a pā at Kowai Bush still occupied during the 1850s. The Hawkins River, a tributary of the Waikirikiri/Selwyn runs on the south side of the township and has an identified silent file area.

European settlement

The townships, located just one kilometre apart, were established at a key traffic junction of the old main highway and the inland route now known as the Inland Scenic Route (State Highway 72). The township of Sheffield dates from early 1873 when it is recorded that sections were advertised in February of that year. Sections in Waddington were advertised only months later.

The original settlers were attracted to this area by the grazing available for their sheep, although now this area is better known for its diversified crops, including seed potatoes. The continued importance of farming to these communities is evident in the popularity of its A & P Show held each March at the Sheffield Showgrounds.

Employment

The total employment for Sheffield and Waddington collectively represent a small component of Township based employment in the Malvern area⁴⁶. Sheffield has the fourth largest proportion of township based employment behind the primary hub of Darfield. There has been an increase in retail and commercial employment recorded in Sheffield since 2000, while a decrease was recorded for Waddington⁴⁷. There was a relatively substantial increase in industrial employment identified for Sheffield within agricultural machinery manufacturing⁴⁸.

Population

The 2015 population of Sheffield and Waddington was 585 people (208 households), with this population projected to grow to a population of 655 (234 households) in 2031, being an estimated increase of 70 people (25 households)⁴⁹.

Township network

Selwyn 2031 categorises Sheffield and Waddington as rural townships whose functions are:

“...based on village characteristics with some services offered to the surrounding rural area.”⁵⁰

District Plan land use zoning

Sheffield and Waddington are subject to Living 1 and Living 1A land use zonings (see [Figure 24](#)), which have a minimum average allotment size of 800 square metres. This density has been influenced by the requirement to manage wastewater discharges on-site through individual septic tanks.



⁴⁶Market Economics: Malvern Area Plan Assessment, August 2015, P13 ⁴⁷Market Economics: Malvern Area Plan Assessment, August 2015, P14

⁴⁸Market Economics: Malvern Area Plan Assessment, August 2015, P15 ⁴⁹Selwyn Growth Model ⁵⁰Selwyn 2031: District Development Strategy, Strategic Direction 1, adopted October 2014, P34



Residential land capacity

There are approximately 92 standard residential sections in Sheffield in the Living 1 and Living 1A zones while Waddington has approximately 70 standard residential sections in the Living 1 zone Waddington. Collectively, there are 68 sections which have the potential to be further developed for residential purposes. These sections comprise some 25 hectares with a potential yield of approximately 196 households. In addition, there are approximately 25 undeveloped residential sections available for development within existing residential areas in Sheffield and Waddington.

Overall, there is sufficient available land to accommodate projected population growth and demand in Sheffield and Waddington through to 2031 without proactively zoning additional residential greenfield land.

Business and industrial land capacity

The District Plan does not prescribe any Business 1 or Business 2 land use zonings in Sheffield or Waddington, although there are local services established within the township. An expert retail assessment identified a shortfall of 600 square metres of Business 1 zoned land for the retail and commercial needs of the Sheffield and no shortfall is identified for Waddington⁵¹. There is a further 1,000 square metres shortfall of Business 2 industrial land identified for Sheffield, but no shortfall identified for Waddington⁵².

The expert retail assessment establishes that there is insufficient identified demand to support the active zoning of additional Business 1 or Business 2 land in Sheffield or Waddington⁵³, although there may be scope to recognise existing activities through the District Plan Review process.

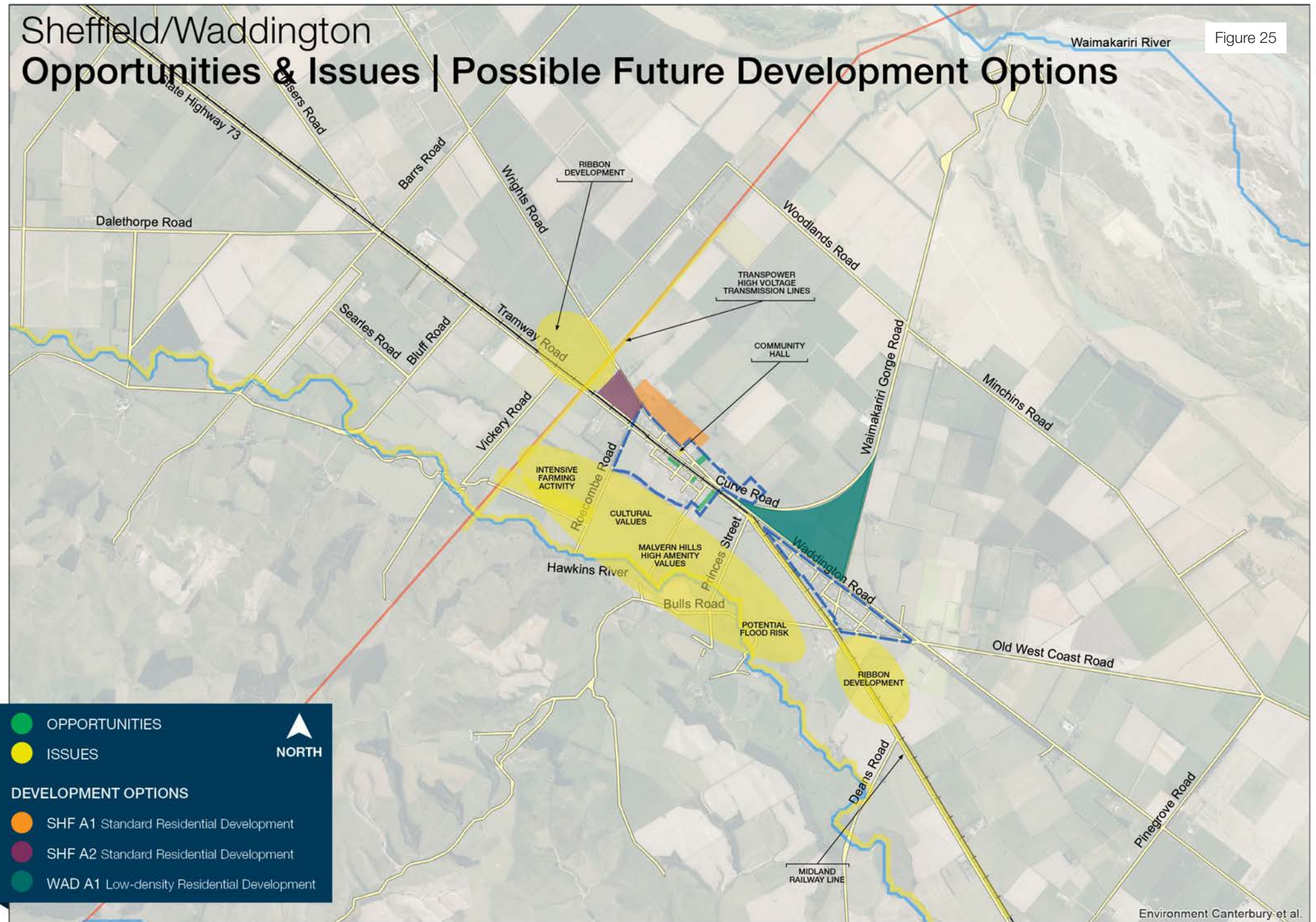
⁵¹Market Economics: Malvern Area Plan Assessment, August 2015, P19

⁵²Market Economics: Malvern Area Plan Assessment, August 2015, P26

⁵³Market Economics: Malvern Area Plan Assessment, August 2015, P21

Sheffield/Waddington Opportunities & Issues | Possible Future Development Options

Figure 25



Opportunities and Issues

Development opportunities and issues that have informed the recommendations for the future development of Sheffield/Waddington are summarised in [Figure 27](#) and below.

OPPORTUNITIES

Population, growth capacity and urban form

- There is sufficient zoned and undeveloped land to accommodate the projected population and anticipated growth up to 2031.
- There are a large number of vacant lots distributed throughout the townships, including the undeveloped Living 1A zone in Sheffield.

Business development

- Existing established businesses and local facilities serve the local needs of the townships.

Natural environment and cultural heritage

- There is an opportunity to record information about mana whenua occupation of the area in the township information.
- There is an opportunity to enhance access to and along the Hawkins River and promote riparian management as part of any urban development on the south side of the township.

Transport

- The levels of service for transport infrastructure should reflect the status, character and function of the settlement.

5 Waters

- Mana whenua identify opportunity to encourage or ensure there are no unnecessary impediments to allowing for efficient water use in urban development.
- Mana whenua support the development of Low Impact Urban Design and Development.

Local facilities and community development

- The community is being engaged to determine whether to upgrade the hall or rationalise the provision of a community space serving Sheffield and Waddington.

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.
- Growth south-west of Sheffield should be limited to preserve the landscape values attributed to

the Malvern Hills and south west of Waddington to avoid development extending beyond the Midland Line railway and State Highway 73, which serves as a strong containment boundary.

- Additional constraints to the west and south-west include an intensive farming activity between Vickery and Roecombe Roads, potentially-contaminated land and inundation, and cultural significance attributed to the Waikirikiri/Selwyn River. Any future development should avoid adverse reverse sensitivity effects with Transpowers nationally significant electricity network infrastructure located in this direction. When determining any future development in this area consideration should be given to the presence of geotechnical folding that runs through the southern portion of Sheffield from the south-west to north-east direction.
- Growth to the south of State Highway 73 between Sheffield and Waddington is least suitable from an infrastructure perspective as the area is identified as subject to stormwater inundation. The land already accommodates the local swimming pool. Additional development in this location could also contribute to the coalescence of the two settlements, which may give rise to the loss of identity for each town, recognising that this has both positive and negative outcomes.
- Growth to the south of Waddington would give rise to an elongated urban form and ribbon development along State Highway 73. The land directly to the south of Waddington is identified as being potentially contaminated.
- Development further north-west or south-west along Tramway Road or West Road (SH73) respectively would give rise to ribbon development and represents an elongated dispersed town form.

Business development

- Relatively limited opportunities are able to be facilitated in Sheffield or Waddington through the Area Plans based on the small population base of the township and its status under Selwyn 2031.

Natural environment and cultural heritage

- The land surrounding Sheffield and Waddington is comprised of Class II versatile soils and land further south is comprised of Class III versatile soils, which are valued for their productive capacity.

Transport

- Environment Canterbury does not provide public transport or a bus service to this town. 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.
- The development of the Living 1A zone in Sheffield for residential activity is likely to require minor upgrades or improvements to the local road network and/or intersections with State Highway 73.

5 Waters

- Any new surface water takes to provide for growth will require resource consent from Environment Canterbury.
- Priority is being given to achieving compliance with drinking water standards. The capacity of the potable supply is limited.
- There is opportunity to access potable water from the Central Plains Water Scheme to supplement township supply.
- 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.
- Environment Canterbury has indicated that higher-density housing typologies cannot reasonably be serviced by on-site systems. The retention of the current 800 square metres minimum average allotment size will make it challenging for on-site wastewater discharge and does not meet the Environment Canterbury permitted activity requirements for new on-site wastewater management.
- Mana whenua identify reliable, potable water supplies for people and communities and ensuring effective management of on-site wastewater where groundwater is used for drinking water as important issues in Sheffield and Waddington.
- There are water pressure limitations that preclude northern (up-gradient) growth nodes from an infrastructure servicing perspective.
- Mana whenua identify water quantity and quality issues. The Plains area of the district is classified as Red Zone for water quality and quantity. Any township growth and associated demand for water supply and wastewater nutrient loadings need to occur within allocation limits set for the catchment.

Local facilities and community development

- The limited population bases in Sheffield and Waddington present difficulties in generating the rates base to support major capital projects or community facilities, such as seismic strengthening works for the hall.



Possible future development options

Residential

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

Figure 25 shows areas of potential future greenfield growth paths that could accommodate residential development either beyond 2031 or more immediately through a privately initiated plan change process, including areas where more intensive 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.

Sheffield area 1 – SHF A1

A potential future area for standard residential Living 1 development is currently zoned Rural (Outer Plains) and located north of Wrights Road.

Advantages

- This area continues the existing Living 1 zone further west to align with the western township boundary. This would contribute to a concentric urban form and is able to be serviced with infrastructure.

Disadvantages

- This general location is dissected by folds associated with previous earthquake events and three of the properties are potentially contaminated.
- The land is comprised of Class II versatile soils, which are valued for their productive capacity.

Sheffield area 2 – SHF A2

A potential future area for standard residential Living 1 development is currently zoned Rural (Outer Plains) and located south of Wrights Road, west of Queen Street and north of State Highway 73 and the Midland Line railway.

Advantages

- The area was previously zoned Rural Residential under the Paparura District Scheme and intensification would recognise the smaller land holdings, although it is uncertain why this area was not carried forward into the current District Plan as a low density Living 2 zone.

Disadvantages

- 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 is less water pressure north of Sheffield, some areas are identified as being potentially contaminated and Transpower's National Grid dissects the land where appropriate reverse sensitive setbacks will need to be established.
- The land is comprised of Class II versatile soils, which are valued for their productive capacity.

Waddington area 1 – WAD A1

A potential future area to accommodate a low-density Living 2 zone is the triangular area north of Waddington Road between State Highway 73 and Tramway Road.

Advantages

- A zone of this nature would provide greater housing choice for the community.

Disadvantages

- The area is well-contained by Curve, Waimakariri Gorge and Waddington Roads, but is less suitable from an infrastructure servicing perspective.
- The land is comprised of Class II versatile soils, which are valued for their productive capacity.

Conclusion

No new areas for residential or business purposes have been identified as being necessary to be proactively zoned by Council in response to projected growth within the townships of Sheffield and Waddington over the Malvern 2031 planning horizon. This is on the basis that there is currently sufficient zoned but undeveloped residential land available to accommodate projected population growth and demand.

There are also a number of issues that need to be addressed to facilitate additional 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 access to potable water and the on-site treatment and disposal of wastewater, and
- the need to manage growth to avoid any adverse impacts this may have on cultural sites or the mana whenua values attributed to the area. Waikirikiri/Selwyn River is registered as a Wahi Taonga Management Area in the District Plan (C90).

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 can 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 settlements of Sheffield and Waddington, their communities and their rural township function to the local area.

Sheffield and Waddington area plan implementation steps

A number of implementation steps for Sheffield/Waddington 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 Malvern area in the short, medium and long term. The following timeframes have been established for this area plan:

- Short term 2016 to 2020
- Medium term 2021 to 2025
- Long term 2026 to 2031

In addition to the Sheffield/Waddington township specific implementation steps set out below, there are a number of other implementation steps that apply across all the townships in the Malvern 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 identified 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 10: Implementation steps – Sheffield/Waddington

Implementation step	Indicative timeframe	Indicative cost	Agency responsible	Funding source
Population, growth and urban form				
See Area Plan wide implementation steps in Table 1				
Natural environment and cultural heritage				
See Area Plan wide implementation steps in Table 1				
Transportation				
See Area Plan wide implementation steps in Table 1				
Facilitate a Corridor Management Plan in partnership with the New Zealand Transport Agency to identify future opportunities and issues associated with the state highway, which will inform on-going planning initiatives	Short	\$	Selwyn District Council Transportation department	Property and Commercial Long-Term Plan
Investigate future capital works projects through the Footpath Extension Forward Works Programme and Walking and Cycling Strategy initiatives to facilitate safe/attractive connections between Waddington and Sheffield	Medium	-	Selwyn District Council Transportation department	
Initiate a forum with KiwiRail to investigate opportunities and issues with the Midland Line railway, including management of reverse sensitivity effects and the safety and efficiency of level crossings, which will inform ongoing planning initiatives	Medium	\$\$	Selwyn District Council Transportation and Planning departments	Assets and Environmental Services Long-Term Plan
5 Waters				
See Area Plan wide implementation steps in Table 1, in addition to the following:				
Submit 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
Manage the water supply network in accordance with the approved Water Safety Plan	Medium	\$	Selwyn District Council Water Services department	Assets Long-Term Plan

Local facilities and community development

See Area Plan wide implementation steps in Table 1, in addition to the following:

Progress the identified community facility upgrades provided in the 2015-25 Long-Term Plan, including: (1) toilet upgrade at Sheffield Domain (2) programme of facility maintenance and renewals for the swimming pool (3) reserve path and on-going landscape improvements at the cemetery and (4) upgrade works for the hall (subject to seismic strengthening works being carried out)	Medium	\$	Selwyn District Council Property and Commercial department	Property and Commercial Long-Term Plan
Include any significant heritage and cultural sites in Sheffield/Waddington when preparing township brochures and/or township information panels	Medium	\$	Selwyn District Council Community Services department, in consultation with mana whenua	Community Services Long-Term Plan

Business development

See Area Plan wide implementation steps in Table 1, in addition to the following:

Consider methods such as spot zoning to recognise and provide for the continued operation of existing commercial operators	Short	\$	Selwyn District Council Planning department – District Plan Review	Environmental Services District Plan Review
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