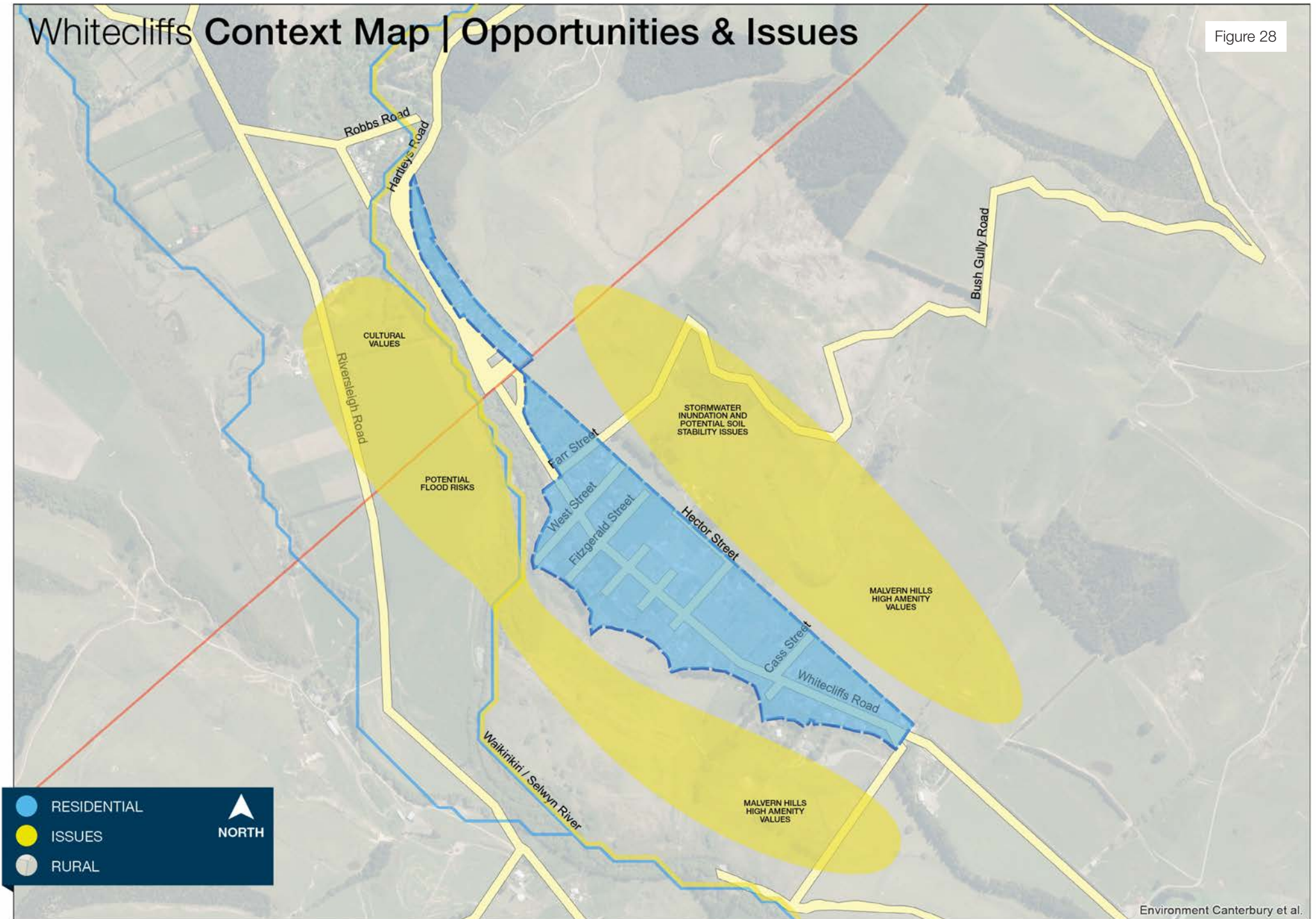


Whitecliffs Context Map | Opportunities & Issues

Figure 28



Whitecliffs

Introduction

Location

The small settlement of Whitecliffs is located 40 minutes from Christchurch, 21 kilometres west of Darfield via Glentunnel at an elevation of 320m above sea level.

Mana whenua

Whitecliffs is located on the banks of the Waikirikiri/Selwyn River or traditionally known as Whaka-epa at this point. The river and surrounding area important for mahinga kai.

European settlement

Whitecliffs wasn't officially named White Cliffs until 1934 and was originally two settlements side by side. The township of South Malvern was laid out in 1872 (DP 10), while White Cliffs, the railway village at the railhead, was opened in November 1875.

Whitecliffs takes its name from the river terrace cliffs above the Waikirikiri/Selwyn River. It was named by Lady Barker, author of *Station Life in New Zealand*, who lived at nearby Steventon. Whitecliffs was previously recognised as a centre of pottery, brick and tile production and coal and sand mining, with a hotel, church, school and several shops. Few signs of Whitecliffs' busy past remain, but residents of baches and permanent residents who live here and work in Christchurch have developed a very strong sense of community. For several years the Whitecliffs Festival was held in the township and the domain is popular with holidaymakers.

Employment

The total employment in Whitecliffs represents a small component of township based employment in the Malvern area⁶³.

Population

The 2015 population for the Glentunnel, Coalgate and Whitecliffs settlements is 1,105 people (394 households), with this population projected to grow to a 2031 population of 1,364 (487 households), being an estimated increase of 259 people (92 households)⁶⁴.

Township network

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

"...based on village characteristics with some services offered to the surrounding rural area."⁶⁵

District Plan land use zoning

Whitecliffs is subject to a standard density Living 1 land use zoning (see [Figure 28](#)), which has 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.

2015 POPULATION
1,105
(INCLUDING COALGATE AND GLENTUNNEL)

2031 PROJECTED POPULATION
1,364

21% INCREASE
IN WHITECLIFFS' POPULATION

25 PEOPLE EMPLOYED

95 ZONED HOUSEHOLD CAPACITY

WHITECLIFFS SNAPSHOT

⁶³Market Economics: Malvern Area Plan Assessment, August 2015, P13 ⁶⁴Selwyn Growth Model ⁶⁵Selwyn 2031: District Development Strategy, Strategic Direction 1, adopted October 2014, P34



Residential land capacity

There are approximately 126 standard residential sections in Whitecliffs of which 35 have the potential to be further developed for residential purposes. These sections comprise of 10.9 hectares with a potential yield of an additional 95 households. In addition, there are a number of undeveloped residential sections within Whitecliffs, with 31 vacant lots identified as being available for development.

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

Business and industrial land capacity

There is no business zoned land in Whitecliffs, with an expert retail assessment establishing that there is insufficient demand identified to support the active zoning of any Business 1 or Business 2 land⁶⁶.

Opportunities and Issues

Development opportunities and issues that have informed the recommendations for the future development of Whitecliffs are summarised in [Figure 28](#) 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 is an identified need to protect the character and amenity of the township by managing the scale and amount of development.
- There is support for retaining the existing minimum average allotment size to protect the existing character and amenity of the settlement.
- There are a range of lot sizes available to suit the various needs of the community.
- There are multiple developable lots within the centre of the township that are not subject to any apparent constraints which appear to be available, in addition to a number of vacant lots distributed throughout the township.

Business development

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

Natural environment and cultural heritage

- There is an opportunity to consider the identification of a cultural footprint through the District Plan Review over the area to recognise the settlement history of mana whenua history in this area.

⁶⁶Market Economics: Malvern Area Plan Assessment, August 2015, P26

- There are additional opportunities to provide a link to, and information on, other mahinga kai sites in the river and the Malvern Hills through township information panels.
- The District Plan Review should identify and protect culturally-significant sites.
- Recognition of the cultural significance of Waikirikiri/Selwyn River (or Whakaepa as it may have been known this far west) as mahinga kai and opportunities to enhance mahinga kai species by planting species in the domain and other public spaces, and in riparian areas.

Transport

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

5 Waters

- It is more cost effective and efficient to locate any new development within or close to areas serviced with water, with community well upgrades having been budgeted and are due for completion in the 2015/16 financial year.
- Mana whenua support the development of Low Impact Urban Design and Development.
- Any localised flooding issues are likely to be resolved through future land development works initiated by property owners.

Local facilities and community development

- There are facility upgrades scheduled for replacement and renewal of the domain toilet.
- There is an opportunity to recognise and enhance the historic and cultural past through interpretation panels and other community-based initiatives.

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.
- Whitecliffs is an isolated location that is attractive to a small portion of the property market.
- Future growth paths to the north, west and south of Whitecliffs Road should be avoided to reduce adverse effects on the cultural significance of the Waikirikiri/Selwyn River, contaminated sites associated with the former mining operations and any exacerbation of the risks of flooding, landslip or erosion hazards. There is also a Protected Tree recorded on Hartley's Road that needs to be protected.
- Locations that may be susceptible to stormwater inundation and soil stability from the Malvern Hills include north-east of Hector Street, where future development should be avoided. The views and outlook associated with the Malvern Hills Rural Zone should also be protected from future development.

Natural environment and cultural heritage

- Mana whenua identify that there is limited access to, and up the river.
- Mana whenua have raised concerns with any further reduction with water quality as a consequence of stormwater run-off and risk of contamination through failed or inadequate on-site wastewater system discharging into the river.
- The land to the north and south-east 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.

5 Waters

- Any new groundwater or surface water takes to provide for significant growth will require resource consent from Environment Canterbury.
- 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 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 supplies and nutrient loadings from wastewater need to occur within allocation limits set for the catchment.

Preferred development options

There are limited opportunities available for additional greenfield development areas or growth based on the Issues identified above and shown on [Figure 28](#).

Conclusion

No new areas for residential purposes have been identified as being necessary to be proactively zoned by Council in response to projected population growth within Whitecliffs over the Malvern 2031 planning horizon. This is on the basis that there is currently sufficient 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 Whitecliffs 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 ongoing treatment and disposal of wastewater. There is also reduced resilience associated with the settlements isolated location and local geography
- natural hazard risks, including flooding associated with the Waikirikiri/Selwyn River and Malvern Hills soil stability, 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 settlement of Whitecliffs, its community and its rural ownship function to the local area.

Whitecliffs area plan implementation steps

A number of implementation steps for Whitecliffs 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 Whitecliffs 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 12: Implementation steps – Whitecliffs

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, in addition to the following:				
Include significant heritage and cultural sites in Whitecliffs 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
Transportation				
See Area Plan wide implementation steps in Table 1, in addition to the following:				
Investigate future capital works projects through the Footpath Extension Forward Works Programme and Walking and Cycling Strategy initiatives	Medium	\$\$	Selwyn District Council Transportation department	Assets and Environmental Services Long-Term Plan
Investigate the appropriateness of a by-law to manage current and future logging operations to direct transport movements to Riverslea Road to promote a safer and more efficient transport network	Short	\$	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:				
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 community facility upgrades as set out in the 2015-25 Long-Term Plan, with toilet replacements planned and budgeted for replacement in 2015/16	Short	\$	Selwyn District Council Property and Commercial department – Strategy and Planning Works Programme	Property and Commercial Long-Term Plan