

# Fiona Aston Consultancy Ltd

## Resource Management & Planning

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6<sup>th</sup> June 2014

### **SELWYN 2031 - DRAFT DISTRICT DEVELOPMENT STRATEGY**

Submitter: Helen and Matthew Reed

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

#### **Introduction:**

This Submission sets out the history surrounding the development of the submitters' land adjoining Darfield to date, and their intentions for future development. A location plan of their property is attached as **Appendix 1**; and amendments sought to the SDC 2031 Strategy ('the Strategy') as set out below.

#### **Submission:**

The submitter supports the Strategy and in particular supports the following:

- The identification of Darfield as a service township under Strategic Direction 1 – A More Sustainable Urban Growth Pattern; and
- Action 1, which signals the preparation of an Area Plan for Darfield and its environs subject to the action being amended to include in the Area Plan reinstatement of the Living X zoning for their property which applied under the notified 1995 District Plan as shown on the planning map attached as **Appendix 2**.

#### **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.

In 1995 SDC notified the District Plan Township Volume which included the planning map attached in **Appendix 2** and clearly identifies a larger part of the Reed Property as Living X than is now the case (see current map in **Appendix 3**). 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, the land sold. It is now used for grazing purposes.

It was not until the Reeds undertook the preparation of a subdivision consent in 1997 that they became aware that the rezoning had not occurred. The attached (in **Appendix 4**) subdivision plans for 93 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 provides for 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 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 to not 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.

The reinstatement of the Living X zone 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 intends to pass the farm to her son Matthew and the existing

Broadgate subdivision development will pass to her daughter (due to happen on 1 July 2014).

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.

The Reeds consider that the Site is suitable to be considered for Living X purposes 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. The Living X zone also provides maximum flexibility to respond to market demand. In principle, the Reeds prefer to develop smaller areas of land for higher density development where possible rather than large areas of land being taken out of production for low density rural residential style development (which is occurring in other parts of the Township). The Reeds have a track record of developing their surplus farmland for residential purposes, unlike some other extensive landowners at Darfield who to date have not developed their zoned land for residential purposes.

There is an anticipated growing demand for sections at Darfield resulting from economic activity in the area, including the new dairy factory and the Central Plains Irrigation Scheme.

### **Conclusion**

The Reeds support the development of an Area Plan for the Darfield Area and environs as identified in the Strategy subject to it including reinstatement of the Living X zoning for their property which applied under the notified 1995 District Plan

Date: Friday, June 06, 2014

Signed:  .....

For: Helen and Matthew Reed of Darfield

**Appendix 1 – Location Plan**

**Appendix 2 – 1995 Planning Map**

**Appendix 3 – Current Planning Map**

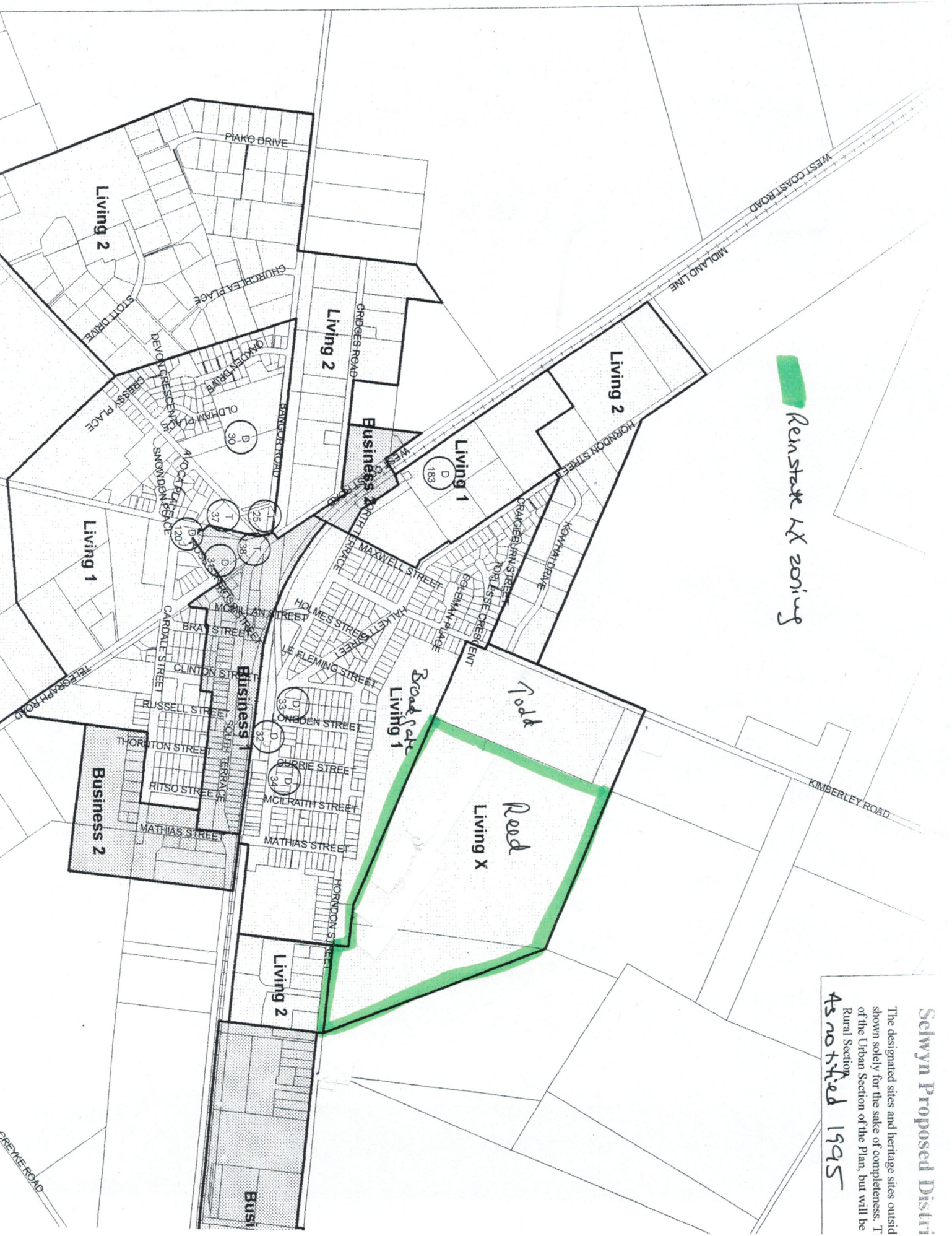
**Appendix 4 – 1997 Subdivision Plans**

## Appendix 1 – Location Plan



## **Appendix 2 – 1995 Planning Map**



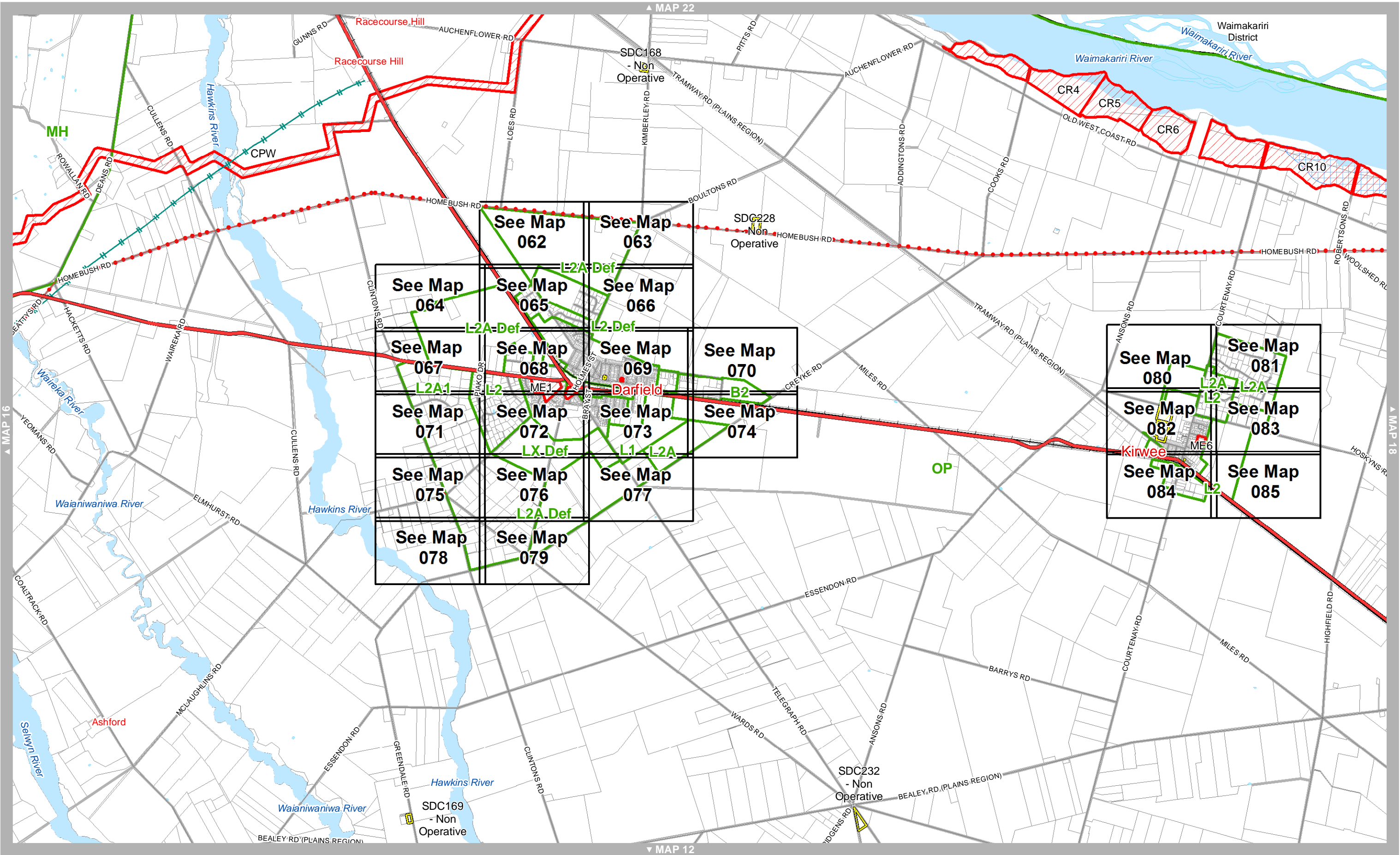


Reinstated X zoning

Selwyn Proposed District  
 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 notified 1995

## **Appendix 3 – 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  
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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
- Outstanding Landscape
- Forestry Exclusions
- Zones

**Flood Zone**

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

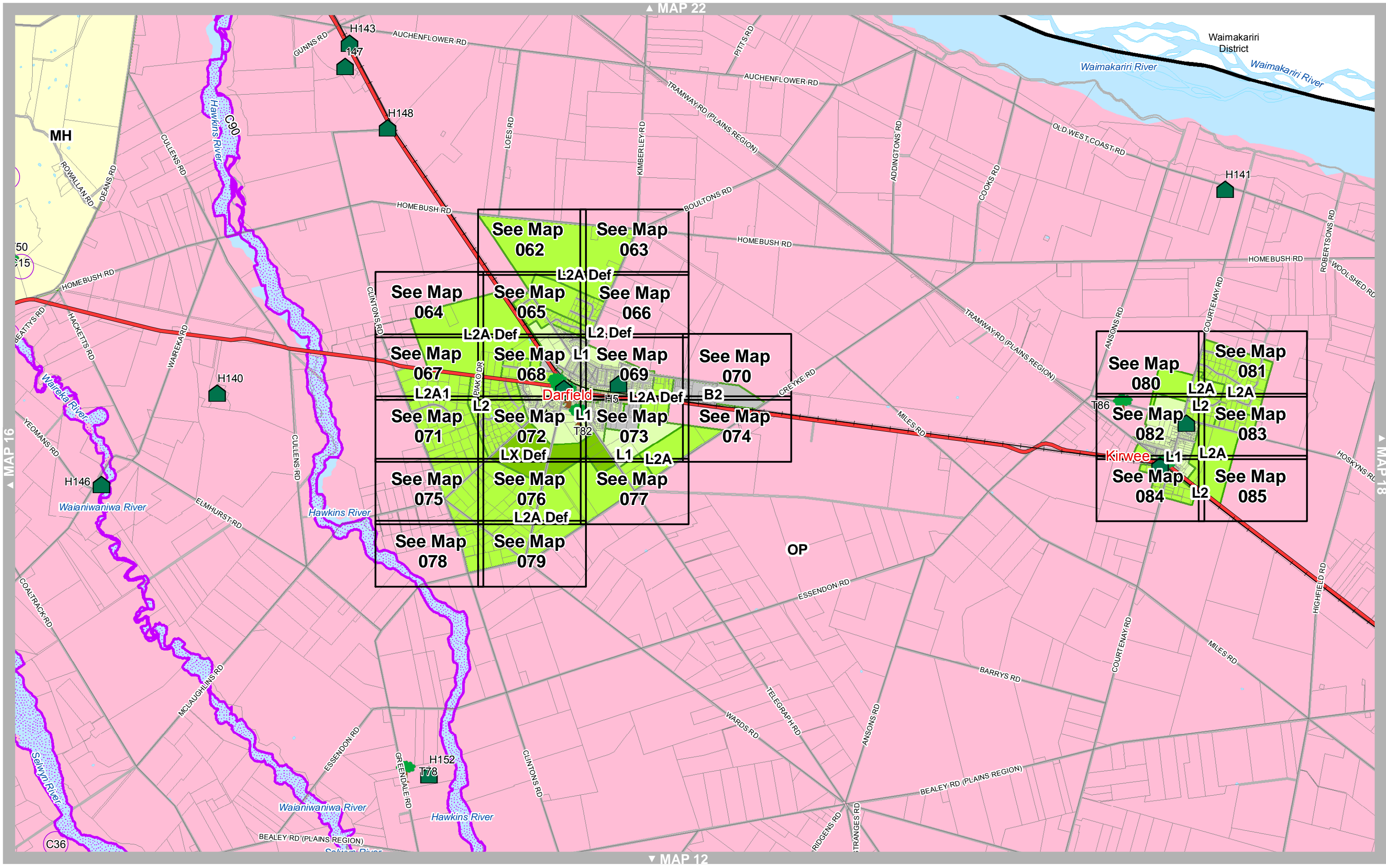
**Greenfield Priority Areas**

- 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 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

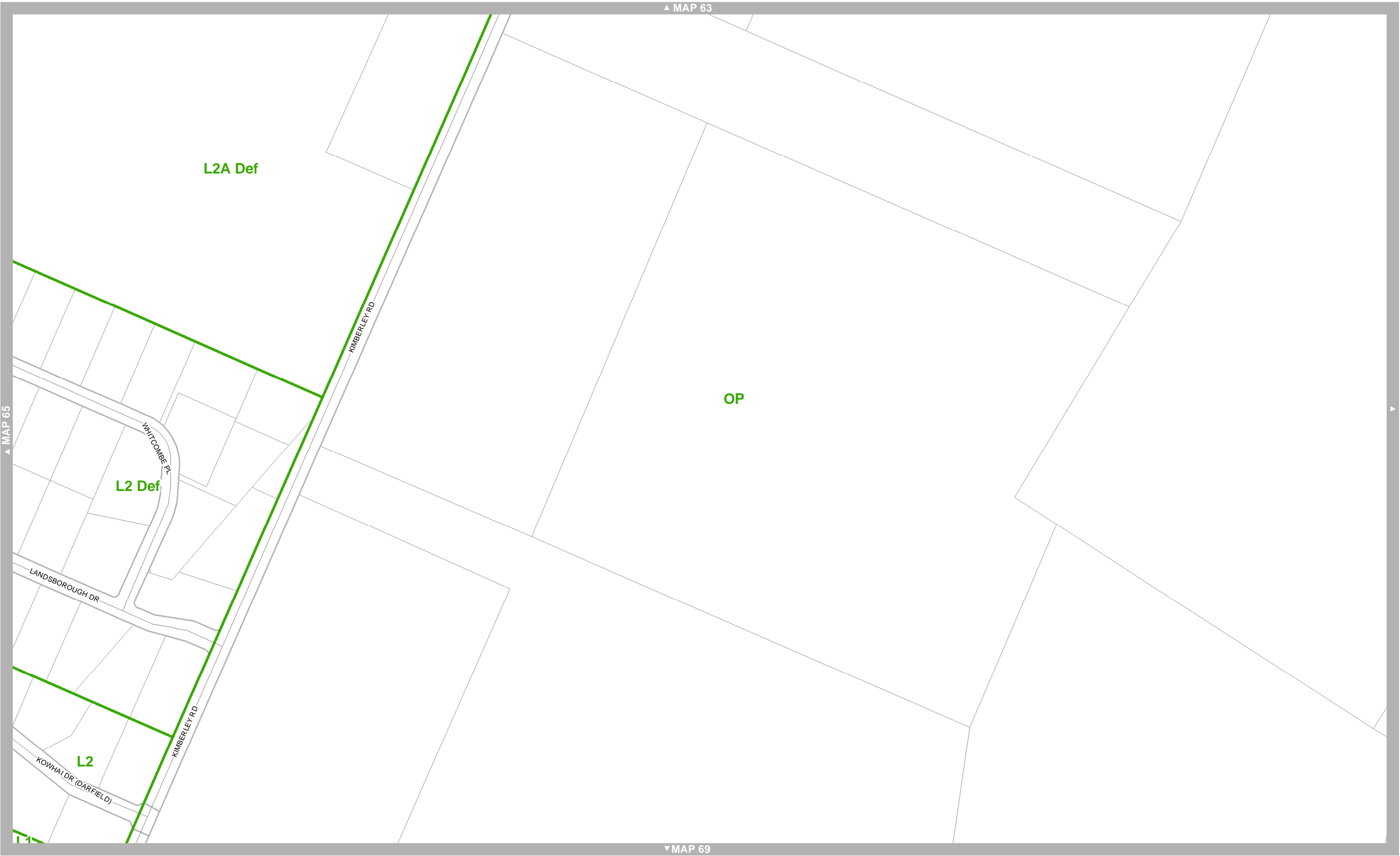
**Wāhi Taonga Management Site**

- Wāhi Taonga Management Area
- Silent File Area

**Selwyn**  
DISTRICT COUNCIL

**MAP 017**  
SHEET 2

Printed on: Monday, 24 March 2014



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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DCDB. Crown Copyright Reserved.

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

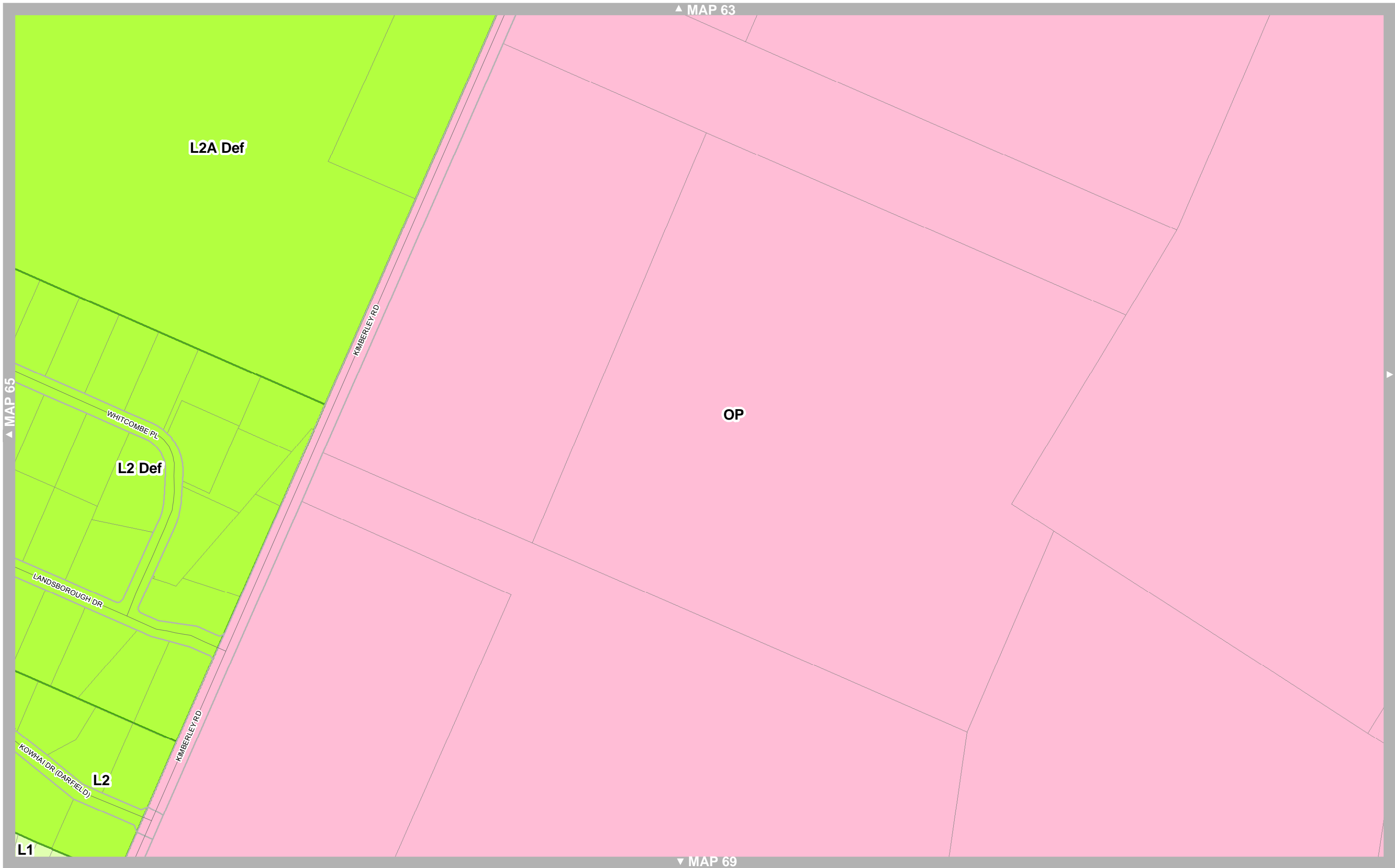
Priority Areas - Business

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

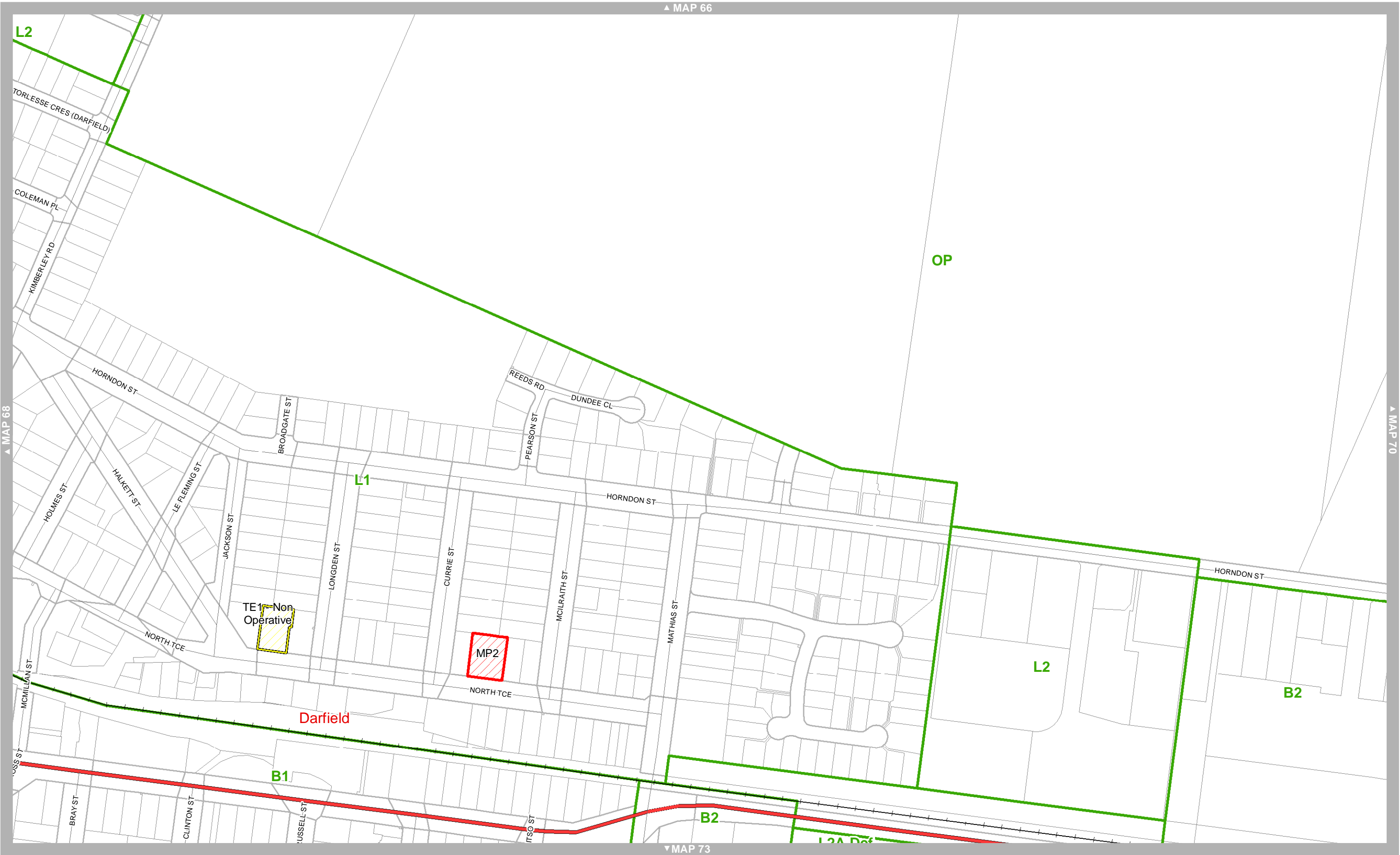
Malvern Hills

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

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**

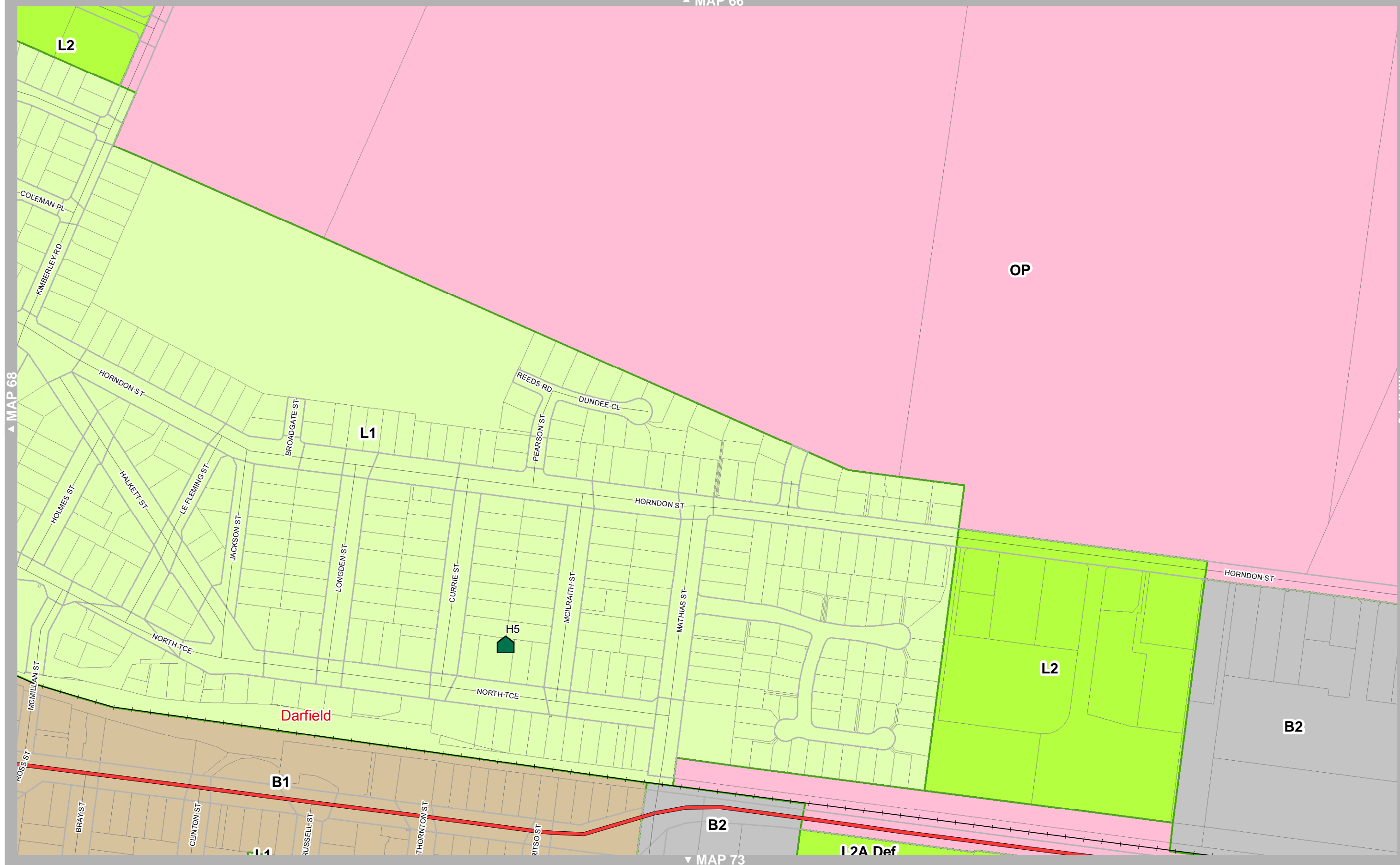
Priority Areas - Business

Priority Areas - Residential

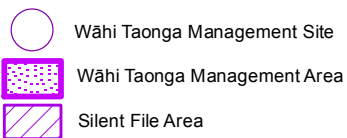
**Territorial Authority**

Surrounding Districts

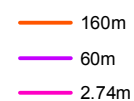
Selwyn District Boundary



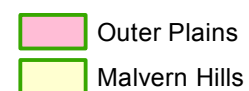
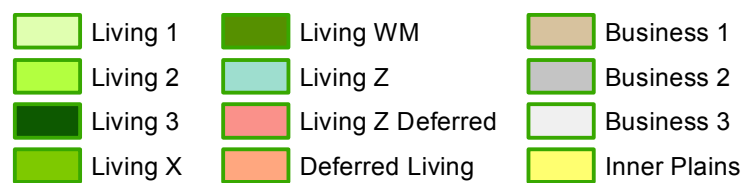
KEY



Contours Above Sea Level



Zones





## **Appendix 4 – 1997 Subdivision Plans**

BROADGATE ESTATE

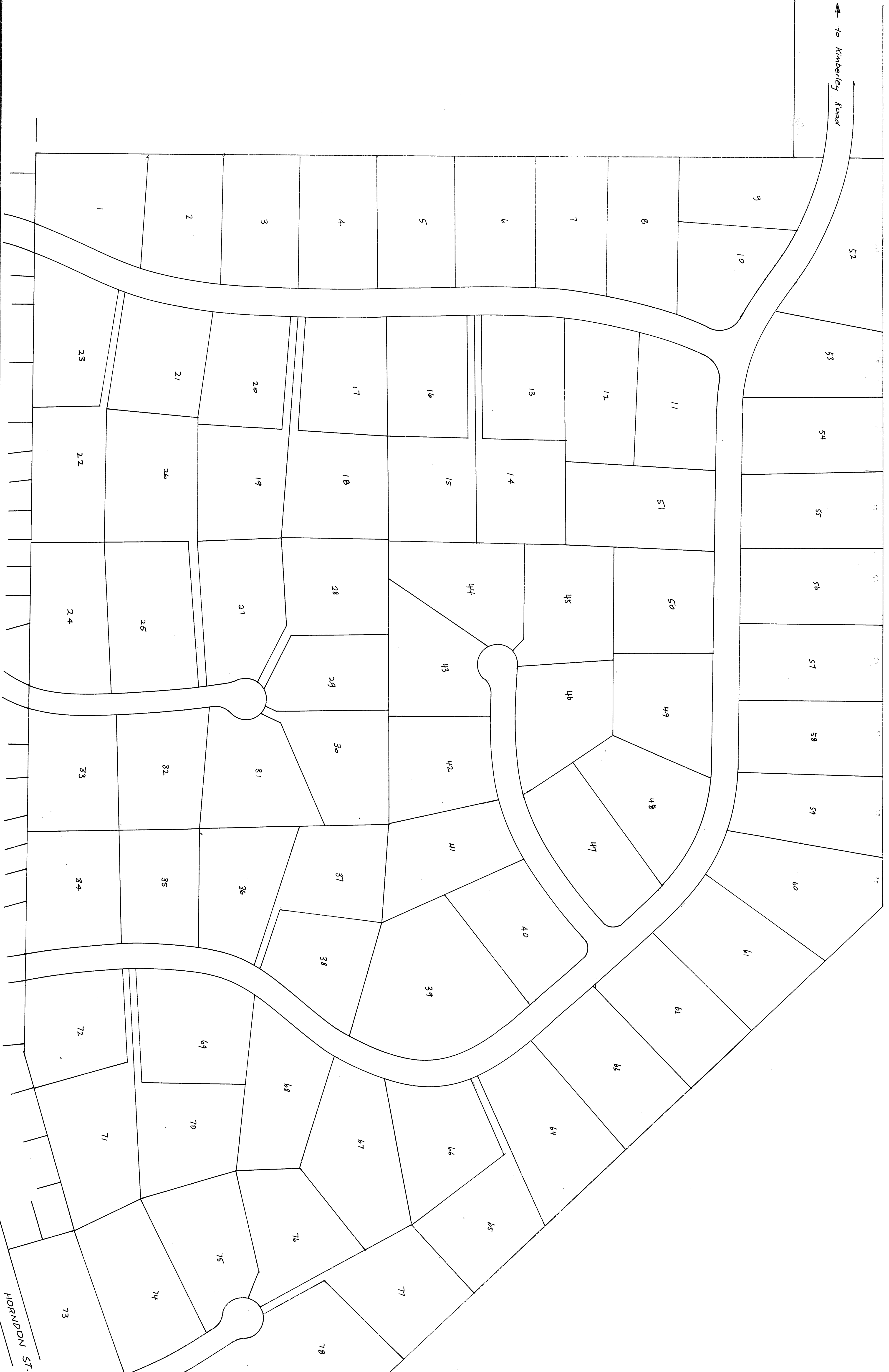
RESIDENTIAL DEVELOPMENT

Note: Areas of Block Sections exclude R.O.W. (Not site Area shown)

- 93 Residential Lots:
- 38 @ 800 - 899 m<sup>2</sup>
  - 23 @ 900 - 999 m<sup>2</sup>
  - 17 @ 1000 - 1499 m<sup>2</sup>
  - 10 @ 1500 - 1999 m<sup>2</sup>
  - 5 @ 2000 - 2499 m<sup>2</sup>

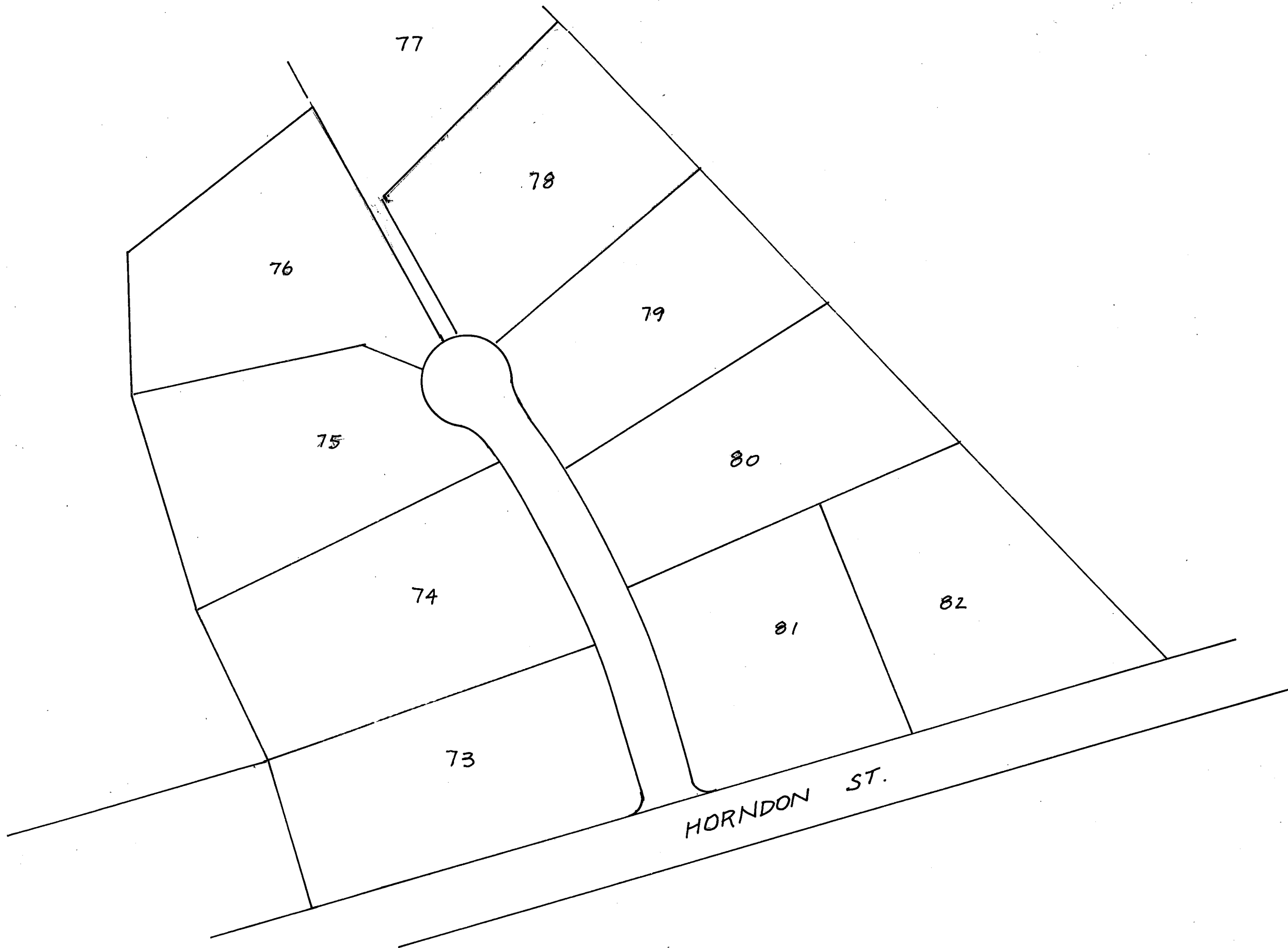


to Kimberley Road



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

DRAWN		CHECKED		SHEET	
H.W.F.		H.W.F.		02	
DATE		3.97		SERIES	
1:1250		OF		5269	
TRACED		H.W.F.		REF	



REED RURAL-RESIDENTIAL ZONED LAND Cont.

DRAWN

CHECKED

SCALES

SERIES OF

TRACED

DATE 4.97

1:1250

REF

SHEET  
03