

6.0 Assessment of Effects

Clause 22(2) of the First Schedule to the Act requires that where environmental effects are anticipated from the implementation of a plan change, an assessment of these effects shall be provided.

Attached in **Appendix 6** of this report, is a comparative summary table containing a comparison of the key rules that apply to sites in the Living 1 zone, Living 2A zone and Business 2 zones respectively.

An explanation of the actual and potential environmental effects of substituting the objectives, policies and rules of the existing zoning with the proposed zonings, has also been undertaken.

The Council has recognised that the development of the land for low density residential purposes is appropriate, once a water supply is available to the site and an ODP indicating how development of the site should occur is incorporated into the plan.

Changes to the use of the site, in particular the development of the land for residential purposes, will be subject to the rules in the plan, to ensure that future development of the site will occur in a manner consistent with the relevant objectives and policies of the Plan.

The following is an assessment of the relevant potential effects of development associated with the proposed plan change and incorporation of the proposed ODP into the District Plan.

6.1 Rural Character

Within rural zones, the plan seeks to retain the rural character of an area. However, in this case, the site is zoned predominantly Living 2A deferred, which allows for a rural residential style development, with an average density of one dwelling per hectare, once an ODP is incorporated in the plan and the issue of a potable water supply is dealt with.

Adjoining sites to the southwest are characterised by small holdings often referred to as 'lifestyle blocks'. These sites are essentially residential life-style options with limited farming activity. In fact, the adjoining lifestyle blocks might in the future also be subdivided, given their location within the Living X and 2A Deferred zones.

The proposal will result in the eventual provision of approximately 401 Living 1 allotments and 43 Living 2A allotments in conjunction with a moved and expanded Business zone. Thus the area closest to the township will be built up into an urban area with the same visual characteristics as the existing township, and will be integrated with the existing township. Further from the centre of the township, approximately 43 allotments will have an average site area of 1ha, resulting in a low density, semi rural character.

Despite the land losing its open rural character, the effects of this on the wider environment will be no more than minor. The land proposed to be zoned Living 1 is adjacent to the Business 2 zone and the Darfield township.

The extent of the proposed Living 1 zone has been carefully considered and reflects the concentric development approach to Darfield. Its southern extent has been chosen to follow an existing property boundary, and from that point the Living 1/Living 2A boundary extends across the subject site in an equidistant manner from the town centre. It is easy to see the logic of the proposed extent of the Living 1 zone when comparing the proposed ODP to the map attached to the Darfield Development Coordination Resource (attached as **Appendix 7**). The Darfield township is easily accessible from the site given its proximity to the intersection of Mathias and Cardale Streets.

Physically, the changes may involve the removal of shelterbelts within the site, and the subsequent erection of dwellings and associated farm buildings. Garden planting and areas of hardstanding and driveways will surround dwellings and outbuildings. In essence, the site will appear as though it is part of the township, although it is noted that from the State Highway, the majority of the site is not actually visible.

An increase in traffic will occur, although the removal of traffic associated with farming will occur. There will be a period of construction effects when any subdivision is granted as part of construction.

Dwellings will be erected at a rate of slightly less than one per hectare in the Living 2A zoned land, and at a rate of approximately seven to nine dwellings per hectare in the Living 1 zone. Exact site sizes will be determined by the market.

Whilst the change will result in the loss of rural land, and its open character, the urban environment which will ultimately be developed if this plan change is granted will follow an urban pattern of higher density closest to the centre of the township, with lower density sites

around the edge of the township. This, in conjunction with the buffer zones created and added to the ODP will ensure that the effects of the development of the site in accordance with the ODP will not have adverse effects on the amenity currently enjoyed by adjoining rural land.

Furthermore, it is anticipated that the most used access will be the Cardale / Mathias entrance and that the other entrances will be secondary. Given this, the effect on rural character in terms of traffic levels along Creyke Road will be minor when compared to the effects anticipated by the current zoning of the land.

As well as the proposed change from Living 2A land to Living 1 land, land is also proposed to become Business 2. This will have a visual impact on the entrance to the township and the interface between rural and business activity, however the landscape buffers proposed are considered to be sufficient to adequately mitigate these effects.

6.2 Reverse Sensitivity Effects

The District Plan identifies the potential for reverse sensitivity effects in situations where increased residential development is proposed adjoining rural, and business land uses.

Potential adverse effects between the proposed L1 residential activities and surrounding rural activities are limited, considering that all the Living 2A land is located between the proposed L1 zone and the surrounding rural land to the south and east of the subject site. Where there is a slight overlap in the zones resulting in Living 1 zoned land abutting the Rural zone, the ODP contains 'Note 4' which seeks a particular fencing style between the two zones. This concept has been successfully used in other recently consented plan changes within the Selwyn District.

A potentially more significant reverse sensitivity effect is possible where the existing Business 2 zone has an interface with the proposed Living 1 zone. The Business 2 zone is a zone which allows a wide range of commercial and industrial activities to establish as a permitted activity. Activities of the type that could establish as of right have the potential to have a detrimental effect on the amenity of the proposed residential neighbours.

For this reason, a suite of mitigating measures are proposed to ensure that the reverse sensitivity effects that are possible by way of the proposed rezoning will be no more than minor.

The mitigation measures proposed are included both on the ODP and within a suite of rules which are designed to ensure that the requirements of the ODP are met as development proceeds. The new rules proposed that relate and mitigate reverse sensitivity issues are included in the previous section of this report.

Given the level and type of additional and site specific buffers and landscaping strips proposed, it is considered that the impact of the rezoning on reverse sensitivity issues will be minor. The measures proposed have also, importantly, taken account of the existing situation. The rules for noise for each zone being considered in this plan change are attached within the comparative table in **Appendix 6**. It is noted that the Living 2A and Living 1 zone noise standards are similar, and as such the impacts of noise from the Rural zone on the Living 1 and 2A zones are no different to the situation that currently exists.

The proposals to mitigate against reverse sensitivity matters draw on the location of the water race in particular, as an obvious location for the zone boundary. The water race will be enhanced, and located adjoining a road through the Business zone, thus resulting in a landscaped area that is at least 20m wide adjoining the roadway, which will result in a significant separation between residential dwellings and the proposed Business zone. It is noted that within the site there are current situations where Business zones immediately adjoining residential properties, with no form of mitigation proposed.

The solution proposed therefore represents a significant improvement on the current situation, which will remain unless this plan change is granted. The setbacks and landscaping proposed ensure that in terms of building bulk and location, buildings erected in the Business 2 zone will have no more than a minor effect on future dwellings in the Living 1 zone. The methodology utilised for ensuring that adequate and appropriate landscaping is provided (i.e. the Landscape Concept Plan) is considered to be a best practice approach. In terms of other potential reverse sensitivity effects, which could include effects such as noise or smell, it is considered that a separation distance of the type proposed, in conjunction with the required landscaping, would ensure that the effects of reverse sensitivity would be slight.

In any case, it is reasonable to expect that future occupiers of dwellings closest to the Business 2 zone, would be aware of the proximity of the site, to the Business zoning, and would therefore anticipate the types of activities that could occur in a Business 2 zone.

The ODP also provides for landscaping along the State Highway frontage and eastern boundary of the Business 2 zone. This is required to be established before any building is

erected on the relevant allotment in the Business 2 zone. A further requirement to either retain the shelterbelt along Creyke Road, or for future fencing and landscaping in accordance with a Landscape Concept Plan is proposed. Providing an increased distance between activities is considered to be an appropriate method for mitigating reverse sensitivity effects.

6.3 Positive Effects

The proposed plan change will have a positive social impact of the Darfield area. It provides additional population to support both existing and future businesses and will allow for the economic well being of the applicant and future owners of the land. The land is located immediately adjoining the township of Darfield, and is strategically located, with access both directly to the centre of the township via Cardale or Mathias Streets, but also to the east, via the link/spine road to Creyke Road shown on the ODP.

The plan change will result in a significantly improved land use pattern for the site. By removing business zoning from the land immediately adjoining Cardale Street, the existing residential dwellings in Pemberton Ave and the businesses will avoid the current reverse sensitivity effects that they have the potential to experience. The provision of additional Business land adjoining the existing Business land on the corner of Matthias Street and SH73 will provide for the expected expansion of the commercial aspect of Darfield, which will experience growth as a result of the construction of the new Fonterra Dairy Factory in Darfield.

6.4 Traffic Effects

The traffic report compiled by TDG (attached as **Appendix 3**) considered the effects that the rezoning would have on the existing road network. Their analysis concludes that the existing road network has sufficient capacity to accommodate the expected traffic volumes and that the development can be safely and efficiently accommodated within the local transportation environment.

It is therefore concluded that the proposed rezoning will have no adverse effect on the traffic environment that cannot be avoided, remedied or mitigated.

6.5 Effects of increased Living 1 land area

This plan change results in the provision of 45.3ha of Living 1 zoned land to be developed on the eastern fringe of Darfield. This has the potential to significantly increase the amount of

subdividable land within Darfield. It is considered that the effects of this will be minor. Land is only developed as the market allows, and the fact that there is existing underdeveloped land that is already zoned for living purposes, should not preclude the opportunity to zone additional land. The legal reasoning for following a market demand approach to development is attached in **Appendix 15**. Of most importance is that the development fits in well with the scale and character of the existing township, and will allow for a long term solution for the growth of the township to be based on sound urban design principles.

6.6 Effects of increased Business 2 zoned area

The proposed plan change allows for the establishment of a Business zone adjoining the existing Frews yard on Mathias Street and the State Highway. Business zoning along Cardale Street will be removed and this land will become Living 1 zoned. Effectively, there is a slight net increase in the amount of business zoned land as a result of this plan change. This slight increase is considered to have minor effects, given it is relative to an increase in the number of dwelling sites available within the township.

The proposed movement of the business zone from its current location to further east from the town centre by 300m does not have an effect on the potential retail distribution effects that could currently occur should the existing business zone be developed in its current position.

The increasing population of Darfield, and the growth of the dairying industry in the area will require an increase in industrial and commercial services for the growing population, and the proposed business zone is considered to be ideally situated for this. The provision of the business zoned land is in an appropriate location and comprises a compact form. The effects of the slight increase in Business 2 zoned land is considered to have only a minor potential effect. Attached in **Appendix 16** is Mr Donnelly's economic report addressing the retail distribution effects on the town centre.

6.7 Servicing Strategy

A servicing strategy for the residential development of the subject land is attached in **Appendix 2**.

This servicing strategy has been prepared in order to provide certainty that the site can be efficiently and effectively serviced for the purposes for which it is proposed to be zoned.

The Living 1 and 2A subdivision standards of the Plan require that each allotment can be provided with connections to water supply, sanitary sewage disposal, electricity and telecommunications supply. The servicing strategy has been formulated in accordance with the appropriate New Zealand Construction Standards and Selwyn District Council standards.

The final engineering design of all services will be confirmed at the time of the Council engineering approval undertaken as part of the subdivision process.

6.7.1 Conclusion with Respect to Servicing

Given the conclusions reached within the servicing strategy attached as **Appendix 2**, it is clear that the site can be adequately serviced in a way that will be sustainable and in a way that will ensure that adverse effects on the environment will be no more than minor.

At the time of subdivision an arrangement will be determined between the applicant and the Council as to cost-sharing, with all internal costs met by the future developer of the subject site.

There are no servicing issues that would preclude the rezoning of the site to Living 1, Living 2A and Business 2.

6.8 Effects of the Discharge of Contaminants

Any future use of the site will be required to comply with the Environment Canterbury and Selwyn District Council requirements and bylaws relating to the discharge of contaminants.

6.9 Effects of the Use of Hazardous Substances

The use of the subject site for residential purposes is unlikely to result in the need for use or storage of hazardous substances. The use of the site for business purposes may involve the use of hazardous substances. In any case, any activity of this nature will be required to comply with the relevant District Plan and Regional Plan rules as well as other statutes relating to the storage and use of hazardous substances.

6.10 Effects on Community Services and Facilities

Plan changes involving the rezoning of land to a higher residential density have the potential to have an effect on community services and facilities in a township. (Eg Schools, reserves and recreational facilities). The proposed plan change has the potential to have these effects, given that scale of the residential activity that may occur as a result of this plan change.

In terms of access to schools, Darfield currently has a high school and a primary school. The high school currently caters for 745 year 7 – year 13 students. It provides high school education from the following contributing primary schools: Darfield, Glentunnel, Greendale, Hororata, Kirwee, Sheffield, Springfield, West Melton and Windwhistle. Darfield Primary school currently operates 11 classrooms.

Consultation has been undertaken with the Ministry of Education regarding the potential effects of the proposed plan change. It is recognised that significant areas of zoned but undeveloped land already exists in Darfield.

Importantly it must be recognised that the market will always limit the rate and scale of residential growth within the Darfield School catchment. Should development rates increase, it will not increase at such a rate that the Ministry of Education would struggle to have time to react and provide additional facilities.

With regard to the provision of reserves within the plan change area, it is understood from Council staff that the Council's preference is to upgrade existing recreational facilities within the township as opposed to creating new reserve space within the plan change area.

6.11 Effects Conclusion

The proposed plan change has a range of actual and potential effects on the environment. The key environmental effects relate to character and amenity, traffic, and the implications of the rezoning on Darfield.

The ODP proposed by this plan change represents the required framework for the sustainable development of the subject land for Living 1, Living 2A residential purposes and Business 2 purposes.

Given the mitigation measures proposed, included landscaping, increased setbacks where necessary to ensure reverse sensitivity effects will be avoided, and the provision of an ODP that identifies future development linkages, it is considered that the constraints recognised by

existing deferred status of the zoning have been effectively removed (if water supply is available), and that the rezoning proposed will achieve the purpose of the Act.

Based on the assessment of effects above, and having regard to the objectives and policies of the Rural, Business, Living 1, and Living 2A zones, it is considered that the proposed plan change represents the best and most efficient use of the site without creating effects that are any more than minor.

7.0 Legal Framework

The Resource Management Act (1991) (the Act) is the principal legislation for the management of the natural and physical resource of New Zealand. The Act provides a framework within which a privately initiated plan change may be exercised. This includes an evaluation under Section 32 of the Act and the matters set out in Schedule 1 to the Act.

7.1 Part II – Resource Management Act Matters

The proposed plan change is subject to the provisions of Part 2 of the Act, which sets out the purpose and principles that guide this legislation.

Section 5 – Purpose

The term “sustainable management” is defined in the RMA as meaning:

“managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

- a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

Section 5 of the Act identifies the purpose of the Act as being the sustainable management of natural and physical resources. The proposed plan change is able to satisfy the purpose of the Act, by providing for residentially zoned land in an appropriate location for such a use, and by moving existing Business land to a more appropriate location. The proposed plan change will promote the integrated development of the land with any environmental effects able to be adequately controlled and mitigated through the use of the ODP and proposed rules.

The proposal to zone 45.3 ha of land to Living 1 and 54.8ha to Living 2A zoned land , as well as establishing a 13.3ha area of Business 2 zoned land that is the subject of this application, meets the enabling purpose of the Act. Further, the Act seeks that the development of land

occurs in a way that ensures that any adverse effects of natural and physical resources can be mitigated whilst safeguarding the life-supporting capacity of air, water, soil and ecosystems.

The servicing strategy for the subject site provides evidence that the site can be adequately serviced whilst ensuring that the effects on the environment will be no more than minor, and that the receiving environment will not be compromised.

Section 6 - Matters of National Importance, of the RMA

“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- d) The maintenance and enhancement of public access to and along the coastal marine areas, lakes, and rivers:*
- e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- f) The protection of historic heritage from inappropriate subdivision, use, and development.”*

None of the matters of national importance are particularly relevant to this plan change given the site is located in a highly modified agricultural environment, immediately adjoining the township of Darfield.

Section 7 – Other Matters of the RMA

In achieving the purpose of the Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall have particular regard to:

- a) *Kaitiakitanga*
- aa) *the ethic of stewardship*
- b) *the efficient use and development of natural and physical resources*
- c) *the maintenance and enhancement of amenity values*
- d) *Intrinsic values of ecosystems*
- e) *Repealed*
- f) *Maintenance and enhancement of the quality of the environment*
- g) *Any finite characteristics of natural and physical resources*
- h) *The protection of the habitat of trout and salmon*

Subsections b) c) and f) are considered to be relevant to the assessment of the plan change and the following comments are made.

The proposal to zone land closest to the existing township of Darfield to Living 1, with a lower density Living 2A zoning further from the town centre is considered to be an efficient use and development of a natural and physical resource. It has been determined through the assessment of effects that the maintenance and enhancement of amenity values will be assured via this Plan Change, through considered landscape design, the arrangement of dwelling densities proposed, and mitigation measures to avoid reverse sensitivity. Furthermore the plan change provides for the movement of Business zoned land to be located further away from existing residential land use, and promotes the use of mitigation measures where appropriate.

The rezoning of the land, with the mitigation measures proposed will ensure that the amenity values of the site and adjoining sites will be maintained. Although the existing environment will change, the proposal represents, through the ODP, sustainable low density residential development of a very high standard, to be developed in conjunction with a sustainable and appropriate amount of Business 2 zoned land, to be placed adjacent to the existing, actively used business zoned land on Mathias Street.

Section 8 - Treaty of Waitangi

Section 8 of the Act requires the Council to take into account principles of the Treaty of Waitangi. It states:

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The Resource Management Act does not go so far as to define the principles of the Treaty that should be taken into account, but the Court of Appeal, the Waitangi Tribunal, and statements by Government, define the principles as including:

- Early consultation and acting in good faith;
- The principle of partnership; and
- The need for active protection.

The need for active protection of Taonga is an element that recognises the rangatiranga principles. Consultation with local Iwi is underway. No formal response has yet been received.

7.2 Regional Policy Statement

The Resource Management Act requires that privately initiated plan change requests are to be consistent with any regional policy statement or regional plan. Within the Canterbury Regional Policy Statement (RPS), Chapters 12 and 15 are considered to be particularly relevant to this proposal.

Chapter 12 relates to settlement and the built environment and the relevant Policies 1, 3, and 7 of this Chapter read as follows:

Policy 1: Promote settlement and transport patterns and built environments that will:

- a) *Result in increasingly effective and efficient use of resources, particularly energy*
- b) *Reduce the rate of use of non-renewable energy sources*
- c) *Minimise the adverse effects of emissions into the atmosphere resulting from the use of motor vehicles and building heating.*
- d) *Incorporate energy efficient approaches to building orientation, form and design.*

The site has already been confirmed as being suitable for a density of slightly less than one dwelling per hectare, by virtue of its deferred Living 2A zoning. The increase in density of 45.3ha of the land closest to the township will enable an effective and efficient use of

resources. Servicing of the subject site for stormwater and wastewater, as well as power, telecommunications, can be effectively and efficiently carried out.

By the time a decision on this plan change is reached, it is anticipated that a water supply will be available for the land. Should a water supply still not be confirmed at this time, a deferral will be placed over the land allowing development at such time that the water supply is available, merely through the lifting of the deferral by way of a Council resolution.

The proposed rezoning will result in increasingly efficient and effective use of resources and the proposal is therefore consistent with Policy 1.

Policy 3: Encourage settlement patterns that will make efficient use of the regional transport network.

The subject site is located adjoining the township of Darfield which is located on the route of SH73 between Christchurch and the Southern Alps. Darfield is located within commuting distance to Christchurch, and indeed many people live in Darfield to benefit from its rural character whilst being close enough to the amenities of Christchurch to easily travel there for work or other pursuits.

The site is located adjoining the existing township and benefits from direct linkages with the township. The ODP provided to identify a framework for the long term development of the site shows linkages across the site which will, once established, ensure that the site functions well in terms of the regional transport network. The proposed plan change seeks a modified and improved land use pattern across the site and simplifies the existing Business zone in the vicinity of the plan change, which is currently fragmented, separated by roads and not in an appropriate location for business zoned land given its proximity to Living 1 zones and the lack of sufficient mitigation measures. It is considered that the proposed plan change accords with Chapter 12, Policy 3 of the RPS.

Policy 7: The development and expansion of rural towns should enable people and communities to provide for their well being, health and safety, and have particular regard to the efficient use and development of natural and physical resources.

The proposed plan change promotes growth of the township of Darfield within an area adjoining the town, which, by virtue of its Living 2A deferred zoning, has already been identified as an appropriate future growth area. The plan change allows for the development of land previously

identified for growth, and allows for a logical and concentric expansion of the township. The plan change promulgates land use change in the area and arranges activities in a way that ensures they will have minimal effects on their neighbours. The plan change represents a development that provides for a range of living environments for its inhabitants and the linkages created and confirmed through the provisions of the ODP will ensure that the future inhabitants can provide for their wellbeing, health and safety.

The wider Darfield community will be provided with certainty of how development of the land will progress, by way of the rules, ODP and mitigation measures proposed. Furthermore, this development will provide additional population for the township of Darfield, helping to ensure the viability of community services and facilities. It is considered that the proposed private plan change accords with Chapter 12, Policy 7 of the RPS.

Chapter 15 relates to transport, and Policy 1 of this chapter reads as follows:

Policy 1: Protect Canterbury's existing transport infrastructure and land transport corridors necessary for future strategic transport requirements by avoiding, remedying or mitigating the adverse effects of the use, development or protection of the land and associated natural and physical resources on the transport infrastructure.

The site subject to this proposed plan change is located near to State Highway 73. The TDG traffic assessment accompanying this plan change application confirms that the plan change will have no detrimental effect on the functioning of either the State Highway or the local traffic environment.

It is considered that the plan change proposal is consistent with the policy direction of the RPS.

8.0 Development Coordination Resource – Darfield

A report entitled the '*Darfield Development Coordination Resource*' was prepared for the Darfield Township Committee and the Selwyn District Council in July 2008.

The purpose of this report is to provide an interim tool for guiding development and other changes in Darfield in advance of a district wide development strategy and a more detailed structure plan for the township. It is noted that this document is non-statutory.

The report identifies the following issues currently affecting Darfield:

- New residential development areas
- Water supply
- Wastewater
- Stormwater
- Water races
- Central Plains Water Scheme
- Parks and reserves
- Trees and planting
- Roding
- Footpaths and cycleways
- Railway line and station
- Commercial areas
- Community facilities
- Industrial areas

The document identifies that much of the land immediately surrounding Darfield is earmarked for development, although notes that much of this land is zoned for lower density development with a minimum average subdivision size of 5000m², 1ha or 2ha. Importantly, the document recognises that such a density is an inefficient use of resources. The document states that:

'Such a density is an inefficient use of resources. It withdraws land from agricultural use, requires more infrastructure per household and means that residents need to drive to access local facilities. Anecdotal evidence suggests that this size of section is not popular and there is pressure to resubdivide sections of this size. One of the issues to be considered is whether the

road pattern and services should be designed for future intensification or whether resubdivision should be avoided.”

Some of the land zoned for lower density development is in close proximity to the town centre (i.e. 1km or less) which may be more appropriate to be developed at a higher density. There is also land which is zoned Rural, but which is closer to the town centre than land with a Living zoning.

The current pattern of zoning means that in the long term Darfield would be virtually ringed by lower density subdivisions with little scope for expansion, particularly in the south and west.

The Darfield Development Coordination Resource summarises that an ODP should address the following issues:

- *Pattern of roads, footpaths and cycleways – this should provide for a connected network, with streets gravitating towards the town centre.*
- *Number and location of accesses from existing roads.*
- *Appropriate location and size of reserves.*
- *Interface with adjoining non-residential uses – both industrial and rural.*
- *Staging of development for provision of services.*

Consideration also needs to be given to aligning streets and sections so that they have mountain views, orientating streets and configuring allotments to take advantage of solar gain, designing the layout to create a sense of place, and taking advantage of any natural features.

The Development Coordination Resource makes the following specific comments with respect to the subject land (which it identifies as Area 3):

This development area is in several ownerships, with the largest landholding having frontage only to Creyke Road. The ODP will need to be prepared for the whole of the development area and be supported by all of the landowners. It will need to incorporate existing residential properties. Consideration should also be given to incorporation of the Selwyn Plantation Board land in the long term.

This plan change proposes to rezone and provide an ODP for a portion of land slightly larger than the entire Area 3 block. As noted, the whole of Area 3 is in fragmented ownership, although given the size of the site, it is not a large number of landowners. In consideration of

this situation, the ODP provided has been designed so that future development of adjoining land will not be precluded, indeed it will be provided for through the key linkages shown on the ODP. These linkages have been carefully placed to ensure minimal adverse effects on existing dwellings, and are located along property boundaries to facilitate future equitable development. The provision of an ODP over the whole of the Area 3 land is considered to be an appropriate way forward for development of the area, whilst taking into account the ownership constraints of fragmented land.

Access to Development Area 3 will not be possible directly from State Highway 73. Access is possible from Telegraph Road, although it will require one of the existing lifestyle blocks to be subdivided. A through road will need to be developed to avoid all of the development area being a large cul-de-sac. Therefore access will need to be gained from Creyke Road and/or Cardale Street. Access from Creyke Road should be closed to the eastern corner of the development area. Creyke Road is currently a gravel road and will need to be upgraded. Access from Cardale Street will be through an industrial area and screening and enhancement works will be necessary to create an attractive entrance.

This plan change provides an ODP that indicates future access to Creyke Road, with proposed roading linking blocks adjoining the State Highway and towards Telegraph Road. The proposed L1 zoned part of the site is to be directly linked to the Cardale and Mathias Street intersection, with the main spine road through the development leading from this intersection and extending straight through to Creyke Road. Given that the existing Business zone on Cardale Street is to be moved, no screening will be required, and an attractive entrance to this new part of Darfield will be established. It is considered that the access links proposed represent an efficient methodology for provision of roading to the site.

Provision should be made for pedestrian/cycle access through to the new reserve in Pemberton Drive.

Provision is plan on the ODP for access from the proposed Living 1 zone to Pemberton Drive.

Attention will need to be paid to the interface between the residential development and the Cardale Street industrial area. Larger lots along the boundary would enable houses to be set back from the industrial area and allow space for planting and screening.

The difficulty identified by the Development Coordination Resource document, regarding the interface between residential development and the Cardale Street industrial area has been

managed through the proposal to rezone the current industrial land to Living 1, while still providing sufficient business zoned land nearby, adjoining the existing Frews business zoned land, where adverse reverse sensitivity effects can be effectively placed to ensure that reverse sensitivity effects will be no more than minor.

Variety in section size should be considered, with smaller allotments closer to the town centre and larger ones towards Creyke Road.

The proposed plan change provides for variation in section size, with Living 1 style development proposed in the northwest of the subject site, with lower density style Living 2A development to be retained across the remainder of the site. This form of development reflects the need to ensure that a tidy and compact urban form is created, whilst enabling the remainder of the land to be utilised for lower density development which is already anticipated by the plan by virtue of its existing L2A zoning. The plan change proposal fully reflects the goals of the Darfield Development Coordination Resource in this instance.

As houses will not be accessed from SH73, the ODP should include measures to avoid a high fence along the road frontage.

The subject land does not propose any direct access to SH73, and access to the proposed Business land will be via the access of Mathias Street as indicated on the proposed ODP. Measures within the ODP will ensure that fencing and landscaping is in keeping with the surrounding area and proposed land uses.

Consideration will need to be given to the treatment of water races. One runs along Telegraph Road and the other runs eastwards from Cardale Street, across the site to Creyke Road.

The subject land does contain water races both on the Telegraph Road frontage and through the middle of the site. The ODP recognises the importance of this water race by proposing as amenity corridor of at least 10m wide along which the water race will flow. Adjoining this a road is proposed within the Business zone just north of the water race, which will ensure that the water race becomes an open space corridor and will also act as a buffer zone between the proposed Living 1 and Business 2 zones.

The water race running from Cardale Street across the site to Creyke Road is located within the site. Any future development of the site will need to ensure that the water race is not adversely affected in any way. It is considered that the protection of the water race is more appropriately

considered at subdivision stage, as the protection and direction of the water race will depend on future subdivision design.

Existing trees along the Telegraph Road frontage might be worthy of protection to form an attractive entrance to the area.

The trees mentioned in the Darfield Coordination Resource are not specifically protected under any plan. Given this land is now to be zoned Living 1, a substantial shelterbelt corridor may not be appropriate. Instead, an amenity corridor along the water race that extends along Telegraph Road is proposed.

Careful consideration needs to be given to the interface between the Creyke Road edge of development area and the rural land beyond. To avoid conflict between farming and residential activities, it may be preferable for allotments to back onto Creyke Road and not be accessed from it. Existing shelter belt planting could be enhanced to form a visually attractive rural/urban interface and act as a barrier to noise, smells and dirt from rural activities.

The proposed ODP includes provision for the existing shelterbelt to be retained, and if it or any part of it needs to be removed, it shall be replaced with a consistent rural style fencing and landscaping.