

Before the Independent Commissioner
appointed by Selwyn District Council

Under the Resource Management Act 1991

In the matter of an application to change the Selwyn District Plan (Plan Change 60 to rezone from Living 2A to Living 1) by **Kirwee Central Properties Limited**

Statement of evidence of Sally Elizabeth Elford

16 July 2020

Applicant's solicitor:

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**anderson
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Qualifications and experience

- 1 My name is Sally Elizabeth Elford. I am a Senior Planner with Baseline Group CLS Limited, a multi-disciplinary consultancy specialising in land development.
- 2 I hold a Masters of Resource and Regional Planning and a Bachelor of Arts majoring in Geography (Social) from Otago University. I am an Intermediate Member of the New Zealand Planning Institute (NZPI).
- 3 I have been practicing as a consultant planner since 2006 (14 years). My experience consists of preparation of resource consent applications and assessment of environmental effects for residential, rural and commercial land development. I have also prepared zoning bylaws and high level policy documents for the long term development of communities. My experience as a planning consultant includes working in rural and urban New Zealand as well British Columbia, Canada. I was formerly recognised as a Full Member of the Planning Institute of British Columbia and a Registered Practicing Planner.
- 4 I prepared the Plan Change Application and Section 32 Evaluation for the Application Site.
- 5 In preparing this statement of evidence I have considered the following:
 - (a) Submissions received from the public notification of the Plan Change Application
 - (b) Selwyn District Council's Section 42A Report prepared by Jocelyn Lewes
 - (c) The evidence submitted by Mr. A. Carr and Mr M. Boyes
 - (d) The Malvern Area Plan
 - (e) The Operative Selwyn District Plan
 - (f) Proposed Selwyn District Plan review documents
 - (g) Canterbury Regional Policy Statement
- 6 My evidence addresses planning related elements of the Application.
- 7 My evidence does not seek to repeat the information already submitted as part of this private Plan Change Request.

Code of Conduct for Expert Witnesses

- 8 While this is not a hearing before the Environment Court, I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of

New Zealand Practice Note 2014 and that I have complied with it when preparing my evidence. Other than when I state I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

Scope of evidence

- 9 I have prepared evidence in relation to:
- (a) Overview of Request
 - (b) Site and Surrounding Environment
 - (c) Section 42A Report
 - (d) Key issues
 - (e) Matters raised by submitters
 - (f) Relevant statutory documents
 - (g) Section 32 assessment
 - (h) Concluding comments

Overview of Request

- 10 Plan Change 60 is a privately initiated Plan Change seeking to rezone 17.2249 ha of land from Living 2A to Living 1 at Hoskyns Road, Kirwee (the Application Site).
- 11 The current Living 2A zone requires an average allotment size not less than 1 ha, or 2 ha for lots along the northern and eastern boundaries of the zone that abut a Rural Zone. The Application Site does not adjoin a Rural Zone.
- 12 No changes to the currently operative Living 1 zone rules are sought to facilitate the proposed zone change. The Living 1 zone subdivision rules as detailed in Township Volume of the Operative Selwyn District Plan (12.1 Subdivision – General), if applied to the site will allow allotments with an average allotment size not less than 800 m².
- 13 The Application Site is identified as ‘undeveloped residential land’ in the Malvern Area Plan (Figure 22, Page 81) and is within the identified township boundaries.
- 14 The Kirwee Plains Subdivision has been completed in the north most portion of the Application Site in accordance with approved consents RC175578, RC185276 and RC185479 to create 45 residential allotments of varying sizes between 908 m² and 5,000 m².

- 15 The Kirwee Plains Subdivision was approved under the Living 2A zoning with an average allotment size of 1 ha. The original approved subdivision for the site (RC135488) utilised the whole area with overall larger section sizes, it was inefficient in terms of the cost of servicing for infrastructure and roads. In order to achieve smaller allotment sizes for the existing subdivision of the Application Site, a balance area was used which included the 8.68 ha remainder of the Application Site, Lot 46 DP 489829 and Lot 1002 DP489829 (owned by Bealey Developments Limited). As a result of the Kirwee Plains Subdivision this balance area is subject to a consent notice stating the lots shall not be utilised for density calculations in any subsequent subdivision or boundary adjustment application.
- 16 The approved Kirwee Plains Subdivision is completed and has used the density allocated to the Application Site and adjoining land under the current zoning. There is no further development potential of the Application Site under the existing Living 2A zoning.
- 17 If the Application Site were utilised to the full potential of the proposed Living 1 zoning, with an average allotment size of not less than 800 m², it is estimated the Application Site could yield up to 164 residential allotments.
- 18 While future subdivision of the existing developable allotments created within Kirwee Plains is not precluded, it is considered unlikely in the near future, due to placement of the new buildings which tend to be in the middle of the allotments and the requirements of the discharge consent (CRC193116) which restricts each of the existing allotments in the Kirwee Plains Subdivision to a single dwelling only.
- 19 The estimated yield of the Application Site, excluding the existing Kirwee Plains Subdivision (and any potential infill subdivision) area is 119 residential allotments.
- 20 In consultation with the Selwyn District Council non-vehicular connections to the existing established township area have been provided both through connection with the Council reserve at the end of School Lane and a 10 m pedestrian reserve connection through the end of Walter Place.
- 21 The underlying subdivision consent for Walter Place has been varied (RC205003) and a new plan including the 10 m access reserve to be vested to Council has been provided for. The approved subdivision consent plan for RC205003 is included as **Appendix 1**.
- 22 Options for the servicing of the Application Site for water supply, wastewater and stormwater disposal, electricity and telecommunications were identified in the Servicing Report prepared by Baseline Group and included as Appendix 7 of the notified application.

- 23 In summary, water supply for any future subdivision of the Application Site can be provided through the new water bore to be established by Council, located in the northeast corner of the application site. The evidence of Mr. England confirms the proposed bore will have sufficient supply, once established to serve the Application Site. Confirmation of water supply can be provided at the time of subdivision.
- 24 For wastewater treatment and disposal six alternatives to individual on-site wastewater were identified in the Engineering Servicing Report consisting of:
- (a) Low pressure wastewater system pumping to a centralised on-site community treatment and disposal system.
 - (b) Low pressure wastewater pump system pumping (downhill) to the existing wastewater treatment facility in Rolleston.
 - (c) Gravity network with centralised on-site community system.
 - (d) Gravity network with centralised pump station, pumping (downhill) to Rolleston.
 - (e) Septic Tank Effluent Pumping (STEP) system where the liquid from on-site septic tanks is pumped to a centralised on-site community disposal system.
 - (f) STEP system with liquid being pumped to the existing wastewater treatment facility in Rolleston.
- 25 Given the above options identified I consider there are viable servicing options for the provision of wastewater disposal for the future subdivision of the Application Site.
- 26 There is no existing stormwater network in Kirwee the application site could connect to. Due to the presence of low groundwater levels and lack of reticulated stormwater network it is proposed stormwater from the site is discharged to ground via soak pits. Discharge to ground is assessed as a discretionary activity under the Environment Canterbury Land and Water Regional Plan and stormwater discharge consents would be required for any allotments created by future subdivision.
- 27 Both Orion and Chorus NZ have confirmed the application site can be serviced with reticulated power and telecommunications respectively from existing networks. The details of such connections would be confirmed at the time of future subdivision.
- 28 While there is a large area of Living 1 zoned land northwest of the Hoskyns/Courtenay Road intersection all previous consents associated with the residential development of this land have lapsed.

- 29 Based on the most recent aerial imagery available¹ it is estimated there are 365 houses within the Kirwee township boundaries and 29 vacant residential sections. The Malvern Area Plan estimates 611 houses will be required by 2031 and the Selwyn Growth Model² estimates 699 houses will be required in the next 20 years (by 2040/41). Based on the above there is an estimated shortfall of between 217 and 305 houses to accommodate the anticipated growth in Kirwee over the next 20 years.
- 30 The Application Site is located within the township boundaries, is anticipated for residential use by the Malvern Area Plan, immediately adjoins the existing Living 1 Zone, does not share any boundaries with land zoned Outer or Inner Plains and provides active transport connectivity through to the existing township.
- 31 The Kirwee Plains Subdivision also created a new utility allotment for the provision of water supply to the Application Site and a second point of supply for the township and a new Council Reserve at the end of School Lane.
- 32 Any future subdivision of the Application Site under the proposed Living 1 zoning will require resource consent as a restricted discretionary activity, at a minimum. Any such consent would be assessed by Council in accordance with the matters of discretion identified in Rule 12.1.4 of the Operative Selwyn District Plan focussed on any adverse environmental effects of access, water, solid waste disposal, utilities, stormwater disposal, on-site effluent disposal, roads, reserves and walkways/cycleways, size and shape and context.
- 33 As the applicant has stated, there has been strong market demand for allotments within Kirwee with 55 having houses already constructed and only 11 sites remaining for sale.

Site and Surrounding Environment

- 34 The Application Site has been fully described in both the notified application and the Council's Section 42A report. For clarity in paragraph 3.1 of the Section 42A report the site is described as being on the western side of Kirwee but is in fact on the eastern side of the established township.
- 35 The surrounding environment consists of Living 1 low-density residential use adjoining the western boundary of the site and a portion of the southern boundary. The eastern boundary of the Application Site adjoins land zoned Living 2A, however as discussed previously this site cannot be further be developed at this

¹ Canterbury Maps, 2019

² Selwyn District Council Population Projections out to 2048, <https://www.selwyn.govt.nz/property-And-building/planning/population>, accessed 10 July 2020.

time due to the consent notice required on the title as a result of the Kirwee Plains Subdivision. The sites northern boundary adjoins Hoskyns Road. North of Hoskyns Road is an area of Living 2 and 2A land, developed into large residential allotments predominantly 1 ha and bigger.

- 36 The Kirwee Model School is located west of the Application Site on School Lane and the Kirwee Tree House Learning Centre is located within the Application Site at 36 School Lane and is currently under construction.

Section 42A Planning Report

- 37 I have reviewed the Council Planning Officers Section 42A report and consider it has assessed the key matters and generally agree with the conclusions of the Planning Officer.
- 38 Options have been identified for the provision of potable water supply, stormwater and wastewater disposal to the plan change area and acceptable solutions identified by both the applicant in the Servicing Report in the plan change application and Council's Section 42A report. I consider site specific solutions based on detailed design can be determined at the time subdivision consent is sought for the Application Site.
- 39 The applicant accepts the recommendation by the Planning Officer for the inclusion of the overall Outline Development Plan into the Selwyn District Plan with reference to the ODP referred to in the text of the plan. No other changes from the notified plan change application are proposed or in my opinion required.
- 40 The Outline Development Plan will provide guidance for any future subdivision of the site and would provide ease of reference for such subdivision if included in the Township Volume – LZ Subdivision General Rules, Kirwee; or some other equivalent reference point in the proposed district plan to ensure any future subdivision of the site includes the multi-model connections as identified in the ODP.

Key issues

- 41 Matters raised by the submitters can be summarised into the following key issues: provision of services (water and wastewater); traffic generation, use of existing zoned land and connectivity to the existing township.
- 42 These key issues are discussed in the following assessment as they relate to the individual submissions.

Matters raised by submitters

- 43 A total of eight submissions were received during the public notification period and one late submission was accepted. The late submission (#9) was received in place of submission #3 from Christchurch City Council which due to an administrative error related to another plan change. For the purposes of the hearing submission #3 has been replaced by submission #9 and submission #3 has not been addressed as part of my evidence.
- 44 Of the eight submissions, one was neutral (#7 Ministry of Education (MoE)), three were opposed (#2 New Zealand Transport Agency (NZTA)), #4 D. Jarman and #6 Fire and Emergency New Zealand (FENZ)), two were opposed in part (#1 I. Dickie and #8 Environment Canterbury (ECan)), one support in part (#3/#9 Christchurch City Council (CCC)) and one submission in support (#5 Bealey).
- 45 The Ministry of Education submission (#7) is concerned with increased traffic movements on School Lane as a result of the plan change and the potential effects of any on-site wastewater disposal particularly on the school drinking water supply and cumulative effect on public health and the amenity of the school in terms of odour.
- 46 Further to this submission the applicant and I met with Ministry representatives 14th July 2020.
- 47 With respect to the traffic matters raised in the MoE submission I accept Mr. Andy Carr's conclusion the request to change the zoning of the application site and the resultant subdivision not give rise to adverse effects on road efficiency or road safety.
- 48 The Kirwee Model School is connected to the current reticulated water supply, protected by a Community Drinking Water Protection Zone, located west of the township, shown in Figure 1 (following page).
- 49 Given the Application Site is in excess of 500 m from the existing community water supply buffer and the flow of ground water (south from the Waimakariri River) I consider it unlikely the use of on-site wastewater treatment and disposal would impact the existing water supply to Kirwee, including to the school. The new bore site located within the Application Site, also has a similar sized buffer provided around it and will be similarly unaffected due to groundwater flow direction.



Figure 1 - Community Drinking Water Protection Area and Application Site

- 50 It is understood in terms of capacity of the school the Ministry have confirmed projections from any future subdivision of the site can be accommodated at the school, with an anticipated yield of 40 to 50 students, which would be equivalent to two new classrooms and two to three more staff.
- 51 This increase in students would in turn require additional teaching staff and potentially additional land area to accommodate new buildings. The applicant has commenced discussions with MoE as to how this could be accommodated in future within the application site, if required.
- 52 Individual on-site wastewater treatment and disposal was just one of the options put forward for the disposal of wastewater from any future residential use of the site. The Engineering Servicing Report identified six options in addition to individual on-site wastewater treatment and disposal. While on-site disposal was identified as the preferred method in the notified application it is also noted since this time the Darfield Wastewater joint working party has been reinvigorated and has been allocated budget within the 2020/21 Selwyn District Annual Plan to proceed with public consultation on this issue.
- 53 The applicant has submitted on the 2020/21 Selwyn District Council Annual Plan seeking a commitment from Council toward the establishment of reticulated wastewater at Darfield, which Kirwee could connect to. The applicant has expressed their willingness to work with Council, including in a financial capacity, to provide reticulated sewer to the plan change area.

- 54 Reticulated wastewater disposal is the preferred method of servicing for any future subdivision of the Application Site but until recently this option was cost prohibitive - however with renewed interest from Council this option may be viable in future.
- 55 Submissions in opposition were #2 NZTA, #4 D. Jarman and #6 FENZ.
- 56 The submissions from NZTA and D. Jarmen both raised concerns with increased traffic volumes – Mr Carr has addressed these matters in his evidence and I accept his conclusions.
- 57 D. Jarmen has submitted the currently zoned Living 1 land should be developed before any additional land is zoned for residential purposes. I would reiterate the Application Site is already zoned Residential (2A), this proposed plan change seeks only to increase the density within the existing township boundaries.
- 58 With respect to the availability of land for residential development as discussed above there is one remaining large area in Kirwee which could be subdivided presently, the area northwest of the Hoskyns/Courtenay Road intersection.
- 59 To realise the potential of this existing Living 1 Zoned land in Kirwee would require interest from a willing developer or the land owner. The current land owner of the site located northwest of the Hoskyns/Courtenay Road intersection applied for and was granted subdivision consent by Selwyn District Council (RC075227) in 2010 for subdivision to create 16 residential allotments zoned Living 1 with a balance lot of 175 ha zoned outer plains/Living 2A. This consent lapsed on 16/05/2016 as it was never given effect to. Discharge consents from Environment Canterbury were also granted but have since lapsed due to not being given effect to. No other applications for the existing Living zone land in Kirwee have been received by Council in recent years.
- 60 Allowing the Application Site to develop will ensure the housing demand identified by the Malvern Area Plan can be met.
- 61 With respect to the FENZ submission the Section 42A report confirms there are options to provide water supply to meet fire-fighting requirements and any future subdivision of the site would have to comply with the Council's engineering code of practice, which includes the same requirements. I concur with the Planning Officer's Report and consider water supply can be provided to the Application Site, either through the new bore located within the Application Site or through the existing restricted supply and use of on-site storage. Details as to exactly which method will be employed to provide adequate fire-fighting water supply to the Application Site is required at the time of subdivision in order to gain consent and engineering approval from Council.

- 62 The submissions received from I. Dickie (#1) and ECan (#8) oppose the proposed plan change in part.
- 63 Mr. Dickie is the owner of 1731 Hoskyns Road, which immediately adjoins the existing Kirwee Living 1 zone on the western boundary and Stage 3 of the approved Kirwee Plans subdivision on the southern boundary. Both of these immediately adjoining sites either have or could have higher density residential use without the proposed plan change.
- 64 Mr. Dickie does not claim to represent all of the owners of these allotments and no other submissions concerning these properties have been received during either the notification or further notification periods.
- 65 Mr. Dickie has requested the properties along Hoskyns Road (Lots 10-16 DP 528758, with allotments of between 3,100 m² and 5,000 m²), created as part of Stage 1 of the existing Kirwee Plains subdivision be excluded from the plan change area.
- 66 If these allotments were to be excluded from the plan change area, they would not meet the minimum lot size requirement for the Living 2A zone, being an average allotment size of not less than 1 ha, potentially undermining the intent of this zone.
- 67 If the proposed zoning is approved, the southern area of the Application Site (Lot 500 DP 534334) - which forms the balance necessary to meet the averaging requirements under the 2A zoning currently - would gain the ability to develop at Living 1 density and the existing allotments fronting onto Hoskyns Road would no longer comply with the minimum requirements of the Living 2A zone.
- 68 The intent of the Living 2 zone as described in the currently operative district plan is to provide a transition between township residential density and the rural zones. It is noted the properties of Mr. Dickie's submission no longer adjoin any rural zone (i.e. Outer or Inner Plains).
- 69 Even under the proposed Living 1 zoning the properties immediately south of Mr. Dickie's property do not have further subdivision potential, as a minimum net site area of at least 1600 m² would be required in order to create an additional allotment.
- 70 The primary concern of the Environment Canterbury submission is the potential for any future subdivision of the Application Site to use on-site wastewater treatment and disposal as there is no reticulated sewer currently available in Kirwee.
- 71 In the original application it was indicated individual on-site wastewater treatment and disposal was the preferred option for future subdivision of the site.

- 72 The applicant has since considered several other options for the provision of wastewater for the Application Site, including full reticulation or some form of centralised treatment and disposal which could be easily connected to such a system. To this end the applicant has been proactively involved in the community process for the Darfield Wastewater working group, including submitting on the Annual Plan with respect to this issue.
- 73 In my opinion the more willing partners there are to address the issue of reticulated wastewater for Kirwee, the more likely this will be achieved. While on-site wastewater treatment and disposal systems have improved with technology a risk to the contamination of groundwater, however small, still exists and can be assessed as appropriate at the time any discharge consents are sought.
- 74 The submission received from Christchurch City Council supports the proposed plan change in part, with no intensification beyond what is needed to provide for local growth needs as identified by the Malvern Area Plan.
- 75 There are other higher levels matters raised by the CCC submission with respect to the Greater Christchurch partnership which I consider to be beyond the scope of this application and the control of the applicant and this view is supported by the s42A report.
- 76 The primary concern of CCC appears to be how additional growth in the smaller settlements area of Selwyn will impact the carbon emissions of Christchurch City through commuter traffic.
- 77 CCC have included in their submission 2013 Census data for commuter traffic flows from Kirwee. This data is now seven years out of date and was at a time when the housing stock of Christchurch had not fully recovered from the earthquakes³. In 2013, 13.4 percent of the Christchurch city workforce (23,166 people) commuted to work from surrounding districts – up from 17,526 (10.7 percent) in 2006⁴. The Canterbury Earthquakes had a significant impact on commuter patterns in greater Christchurch, particularly due to the closure of the

³ In greater Christchurch there were 164,229 occupied private dwellings in 2013 – an increase of 1.2 percent since the 2006 Census. There were large increases in Waimakariri (up 17.2 percent) and Selwyn (up 31.0 percent), whereas Christchurch city had a 3.2 percent decrease. The number of total unoccupied dwellings in greater Christchurch in 2013 was 20,949 – an increase of 9,381 (81.1 percent) since the 2006 Census. <http://archive.stats.govt.nz/Census/2013-census/profile-and-summary-reports/quickstats-about-greater-chch/dwellings.aspx#gsc.tab=0>, accessed 10/07/2020

⁴ Large increase in people travelling into Christchurch city to work, <http://archive.stats.govt.nz/Census/2013-census/profile-and-summary-reports/quickstats-about-greater-chch/work.aspx#large&gsc.tab=0>, accessed 10/07/2020

CBD⁵ - the proportion of commuters to Christchurch from Kirwee in the 2013 census as noted by the CCC evidence reflects this and provides only a single data point during and abnormal time as to commuting behaviour.

- 78 Without the ability of nearby settlements and townships to house displaced Christchurch workers, the City's ability to survive and continue to provide for business would have potentially been limited. The ability of the surrounding districts to absorb displaced population in times of needs in my opinion adds to the resiliency of the City.
- 79 The New Zealand Government has set a goal of carbon neutrality by 2050, for the whole country. In order to achieve this regional approaches to the management of transport and land use will have to be developed and implemented and we will as a nation will have to change many aspects of our daily lives – in my opinion however it is very likely private vehicles in some form will continue to exist, although they may be automated and/or electric.
- 80 The response to the COVID 19 crises saw New Zealand significantly reduce its carbon emissions and has increased the ability and acceptability of certain sectors of the workforce to work from home. This offers an alternative to commuting into Christchurch City for workers.
- 81 Environment Canterbury have confirmed the trial commuter bus service to and from Darfield (Metro #86) was successful and will be kept on a permanent basis. This is an express commuter bus service operating from Monday to Friday with one trip in the morning to the Central City bus exchange and one trip in the evening. This service stops at Kirwee at 7.20am and returns to Kirwee 5.40 pm with the current bus stop location being at the former site of the Kirwee Tavern at the intersection of Tramway Road/Courtney Road and West Coast Road.
- 82 The establishment of this service provides an alternative mode of transport directly to Christchurch CBD and with the inclusion of the Walter Place pedestrian access to the plan change area, walking and cycling to the bus are provided for.
- 83 It is not, in my opinion, reasonable for Christchurch City to restrict the development of township within adjoining Districts to meet their own carbon emission reduction goals. For New Zealand to meet its carbon neutral goal by 2050, changes will be required at every level of society, it does not mean we should limit the ability of smaller townships to be viable places to live. Critical mass within a township

⁵ Commuting by car in Christchurch continues to increase - Press Release: Statistics New Zealand, <https://www.scoop.co.nz/stories/AK1503/S00238/commuting-by-car-in-christchurch-continues-to-increase.htm>, accessed 11/07/2020.

provides business opportunities, increases the viability of alternative transport options and self-sufficiency.

- 84 As noted in paragraph 27 of my evidence there is an estimated shortfall of between 217 and 305 houses to accommodate the anticipated growth in Kirwee over the next 20 years.
- 85 The largest area of land available for residential development currently is greenfield site located northwest of the intersection of Hoskyns Road with Courtenay Road. Under the current zoning, with land utilised to the full potential of its current zoning it is estimated there is capacity for an additional 170 residential allotments. This area alone will not provide the additional housing demand estimated by the Malvern Area Plan and therefore the plan change area can provide for future residential demand as anticipated by the Malvern Area Plan.
- 86 One submission was received in support (#5 Bealey) of the proposed plan change.
- 87 The Bealey submission sought clarification as to the status of the “Potential Transport Network” map included in the notified application. To clarify this map was created as a result of the Request for Further Information from Council in order to illustrate the Application Site had not been considered in isolation and connections through the adjoining land could be created.
- 88 The “Potential Transport Network” Map will not be included within the Outline Development Plan to be incorporate in the District Plan as recommended by Council’s Section 42A report. Any future transport connections within the adjoining land to the east will be reviewed on its own merits at the time of subdivision consent and other than providing a means of connection to the Application Site is beyond the control of the applicant.

Relevant Statutory Documents

- 89 My assessment of the Canterbury Regional Policy Statement was provided in the notified application (Appendix 9). Overall, I consider the proposed zoning change is consistent with guidance provided by the CRPS as it will provide for efficiency of servicing and will provide for residential use within the identified township boundaries.
- 90 My assessment of the operative Selwyn District Plan was provided in the notified plan change application (Appendix 12). Overall, I consider the proposed change of zoning to increase residential density on the Application Site is consistent with the operative District Plan, and no changes other than the inclusion of a new Outline Development Plan map are required.

Section 32 Assessment

- 91 An evaluation of the proposal as required under Section 32 of the RMA was provided within the notified plan change application and is included in Appendix 2. This assessment identified the proposed rezoning as the preferred option to achieve the purpose of the Act when compared to the alternatives of the status quo or seeking a non-complying subdivision consent.
- 92 My evaluation under Section 32 has not changed as a result of the submissions received or Council's Section 42A Report and I consider changing the zoning of the Application Site is the most appropriate way to achieve the purpose of the Act.

Conclusion

- 93 The purpose of the proposed plan change is to change the zoning of the application site from Kirwee Living 2A to Kirwee Living 1.
- 94 The maximum residential potential of the Application Site has been realised under the current Living 2A zoning and cannot be further developed.
- 95 Use of land at the Living 2A zone densities (1 dwelling per ha) is considered an inefficient use of land. Given the geology and the soils at Kirwee there is little need for large allotments within the township boundaries to provide on-site servicing, particularly for wastewater. While larger allotments may be appropriate on the edges of the township boundary to provide a buffer between residential use and rural use, the application site is not in such a location.
- 96 The application site is currently zoned for residential use and identified by both the Selwyn District Plan (Township Volume) and the Malvern Area Plan, as a site where residential activity is both permitted and anticipated for Kirwee.
- 97 Any future development of the proposed Living 1 Zone will be in accordance with the requirements of the Living 1 Zone which seeks to maintain residential amenity through buildings controls such as site coverage and setbacks. For the Living 1 zoned sites adjoining the western boundary of the application site, any future subdivision of the application site will have to comply with the building setback and recession plane requirements at the time such an application is made.
- 98 Although there is no reticulated sewer available to the Application Site, the applicant has been proactive in encouraging Council to prioritise this issue. Notwithstanding this there are several options for servicing the site for wastewater disposal and the details of this can be assessed at the time subdivision consent is sought.
- 99 The Application Site immediately adjoins the existing living 1 zone of Kirwee and is close to the Kirwee Model School. In addition, active transport connections have

been provided from the Application Site to support walking and cycling in the community.

- 100 The requested change in zoning will allow a developer committed to the community to continue to provide housing to meet the anticipated demand for Kirwee and in my opinion is an appropriate location for such use.
- 101 The effects of future subdivision of the Application Site are considered to be positive, allowing growth within the physical boundaries of the township and adjoining road network and a logical expansion of the existing Kirwee Living 1 Zone, representing an efficient use of land.
- 102 The proposed plan change will allow higher density residential use to support the housing requirements of the community in the long term.
- 103 In my opinion the proposed plan change is consistent with the guidance provided by the higher order documents, the operative Selwyn District Plan and the Malvern Area Plan as it will allow residential use of the Application Site, which cannot be achieved under the current zoning.
- 104 The proposed plan change is consistent with the purpose and principles of the Act through providing a logical expansion of the adjoining Living 1 Zone within the Kirwee township. Any effects of future subdivision of the application site as a result of layout and servicing can be assessed at the time of subdivision as subdivision consent would be required as a restricted discretionary activity. The use of the site for more intensive residential development potential is consistent with section 5 of the Act.
- 105 I consider changing the zoning to Living 1 to be appropriate and will allow the Application Site to be developed further for residential use. I consider this an efficient use of land zoned for residential use and can give effect to the purpose under Part 2 of the Act to promote the sustainable management of natural and physical resources.

Sally Elizabeth Elford

16 July 2020

Appendix 1 – Approved Walter Place Subdivision RC205003

The boundaries, dimensions & areas shown on this plan are subject to survey.

This plan is prepared for the purpose of obtaining a subdivision consent only

Easements will be formalised at time of survey

AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
205003

2/03/2020 halln



Overall

Proposed Fee-Simple Subdivision of Lot 8 DP 509009		
Scale	1:400 at A3	
Date	18/12/2019	
Client	Kirwee Central Properties	
Drawn	CT	
Review	SE	
A	18/12/19	client issue
B	21/2/20	Amended to staged
Rev.	Date	Amendment
Revision	B	
Sheet	1 of 3	