

Appendix 2: Section 32 Assessment

Introduction and RMA requirements

Kirwee Central Properties is requesting a change to the operative Selwyn District Plan (SDP) to change the zoning of the application site from Living 2A to Living 1.

This application has outlined the background to and reasons for the requested Plan Change. The amendments to the SDP are outlined in Section 4.4 of this application. As previously stated no environmental effects are anticipated by the change of zoning, however the potential environmental effects of implementation of the proposed plan change have been described in Section 6 of this application.

Any change to a plan needs to be evaluated in accordance with section 32 of the Resource Management Act. Section 32 states:

32 Requirements for preparing and publishing evaluation reports

(1) An evaluation report required under this Act must—

- (a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and
- (b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—
 - (i) identifying other reasonably practicable options for achieving the objectives; and
 - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and
 - (iii) summarising the reasons for deciding on the provisions; and
- (c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

(2) An assessment under subsection (1)(b)(ii) must—

- (a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—
 - (i) economic growth that are anticipated to be provided or reduced; and
 - (ii) employment that are anticipated to be provided or reduced; and
- (b) if practicable, quantify the benefits and costs referred to in paragraph (a); and
- (c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

(3) If the proposal (an amending proposal) will amend a standard, statement, national planning standard, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to—

- (a) the provisions and objectives of the amending proposal; and
- (b) the objectives of the existing proposal to the extent that those objectives—
 - (i) are relevant to the objectives of the amending proposal; and
 - (ii) would remain if the amending proposal were to take effect.

Objectives of the Proposed Plan Change

The objective of the proposed plan change is to change the zoning of the application site from Living 2A to Living 1.

Implementation of the proposed plan change will enable:

- future subdivision of the application site at a higher density within the existing township boundary.

- Potential for provision of smaller residential allotments within Kirwee, to contribute to the affordability of housing in the District of Selwyn.
- To accommodate increased population in the township of Kirwee, to in turn support future business growth and continued viability of the existing Kirwee Model School.

Statutory Context

Resource Management Act 1991

Part 2 of the Act

Identification of Options

In determining the most appropriate means to respond to the issues identified, options were developed to explore the best means to address the issues outlined above and achieve the sustainable management purpose of the Act:

Option 1: Status Quo/Do Nothing

Do not rezone the application site to Living 1, have it remain Living 2A.

Option 2: Rezone to Living 1 (preferred option)

Rezone the application site to Living 1, a zone which currently exists both in the Selwyn District Plan and the Kirwee Township.

Option 3: Subdivision Consent

Subdivision of the application site through a non-complying subdivision consent for higher density residential use.

	Option 1: Status Quo (do nothing)	Option 2: Rezone to Living 1	Option 3: Subdivision Consent
Cost	None.	Costs (time and money) of the plan change for the applicant.	Costs (time and money) of the consent application for applicant. Investment required to accommodate or connection to existing community sewer system not economically viable at this time.
Benefit	With the residential development of the Living 2A zone surrounding the application site having been fully realised through the approved subdivision (RC185479) the site remains undeveloped and continues to be used for rural production.	Allows future subdivision for residential use at a greater density within existing township boundaries, close to the existing school and adjoining the established Living 1 Zone. Future subdivision of the site will enable more households to be accommodated within the Kirwee township, increasing the opportunities and or demand for businesses and or commercial services within the township, contributing to the self-sufficiency of the township.	No plan change required.
Efficiency/Effectiveness	The development potential of the Living 2A zone for the application site has been realised in the northern area of the application site. No further residential use can be accommodated with the current zoning. This is considered to have low effectiveness in order to accommodate residential use in an area identified for such use.	Rezoning the application site to allow a higher residential density will allow growth of the Kirwee township to be accommodated in a logical location without compromising existing public facilities and assets. This is considered to have high efficiency in terms of land use for residential purposes and high effectiveness as at a minimum allotment size of 800 m ² on-site wastewater can safely be accommodated. Further development of the application site will potentially avoid the need for rezoning of rural land in future.	Low efficiency as subdivision of the site into allotments less than the zone minimum would be contrary to the Plan and set a precedence.
Risk	Kirwee township expands to rural zones rather than existing residential zones.	Allowing higher density residential use with on-site wastewater could potentially result in contamination of groundwater.	Subdivision consent not approved. Residential land remains in use for rural activities.