

## Annexure 4

### Assessment Against Planning Provisions

#### Canterbury Regional Policy Statement (CRPS, Operative 2013)

The following assessment of the proposed Plan Change has been undertaken against the relevant provisions of the CRPS relevant objectives and policies.

**Table 1: Relevant Objectives and Policies of the Canterbury Regional Policy Statement**

Canterbury Regional Policy Statement (CRPS)	Assessment of Proposal Against Relevant Provisions of the CRPS
<p><b>Objective 5.2.1 – Location Design and Function of Development (Entire Region)</b></p> <p>Development is located and designed so that it functions in a way that:</p> <ol style="list-style-type: none"> <li>1. achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region’s growth; and</li> <li>2. enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which: <ol style="list-style-type: none"> <li>a) maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values;</li> <li>b) provides sufficient housing choice to meet the region’s housing needs;</li> <li>c) encourages sustainable economic development by enabling business activities in appropriate locations;</li> <li>d) minimises energy use and/or improves energy efficiency;</li> <li>e) enables rural activities that support the rural environment including primary production;</li> <li>f) is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;</li> <li>g) avoids adverse effects on significant natural and physical resources including</li> </ol> </li> </ol>	<p>The proposed Plan Change has been designed based on good urban design principles. It has been modified to address issues raised by Selwyn Council staff.</p> <p>The application site (‘the Site’) adjoins Darfield township and is an area identified in SDC strategy documents for rezoning, in part because it can achieve a high level of connectivity and integration with the existing township. There will be no adverse effects on significant natural and physical resources including strategic infrastructure.</p> <p>There is an anticipated growing demand for sections at Darfield resulting from economic activity in the area, including the new dairy factory and Central Plains Irrigation Scheme, and retiring farmers. The proposed Plan Change provides additional housing choice (inclusive of the retirement village/aged care facility) which will help satisfy the anticipated growing demand.</p> <p>The proposed road network within the site will accommodate alternative forms of transport, which will help to minimise energy use.</p> <p>The proposal will be contiguous with areas that are already developed and/or zoned for urban purposes and will consolidate the existing urban form. The proposal will encourage housing choice through the provision of standard sized lots, some higher density lots, and some larger lots at the northern edge adjoining the Rural Outer Plains Zone. The aged care facility is effectively an intensive form of comprehensive development on the western margin of the Site nearest the township.</p>

<p>regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;</p> <ul style="list-style-type: none"> <li>h) facilitates the establishment of papakāinga and marae; and</li> <li>i) avoids conflicts between incompatible activities.</li> </ul>	<p>The proposal results in a consolidated form of development. The proposed Outline Development Plan (ODP) ensures appropriate roading and off-road linkages with neighbouring land, and integrates with existing infrastructure.</p>
<p><b>Policy 5.3.1 - Regional growth (Wider Region)</b> To provide, as the primary focus for meeting the wider region's growth needs, sustainable development patterns that:</p> <ul style="list-style-type: none"> <li>1. ensure that any <ul style="list-style-type: none"> <li>(a) urban growth; and</li> <li>(b) limited rural residential development occur in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development;</li> </ul> </li> <li>3. encourage within urban areas, housing choice, recreation and community facilities, and business opportunities of a character and form that supports urban consolidation;</li> <li>4. promote energy efficiency in urban forms, transport patterns, site location and subdivision layout;</li> <li>5. maintain and enhance the sense of identity and character of the region's urban areas; and</li> <li>6. encourage high quality urban design, including the maintenance and enhancement of amenity values.</li> </ul>	<p>As detailed on the ODP, the proposed Plan Change promotes housing choice by a diversity of residential lot sizes (ie standard, medium density lots, large lots and aged care), which respond to the character of the surrounding environment and help meet the housing needs of the ageing population within Selwyn District. Inclusion of the retirement village as a Restricted Discretionary activity with relevant assessment matters further ensures a high amenity environment will be maintained, in keeping with the amenity values of Darfield.</p> <p>The proposal takes a sustainable development pattern by being attached to the existing town, and the road network provides for a co-ordinated pattern of development providing a concentrated urban form.</p>
<p><b>Policy 5.3.2 - Development conditions (Wider Region)</b> To enable development including regionally significant infrastructure which:</p> <ul style="list-style-type: none"> <li>1. ensure that adverse effects are avoided, remedied or mitigated, including where these would compromise or foreclose : <ul style="list-style-type: none"> <li>(a) existing or consented regionally significant infrastructure;</li> <li>(b) options for accommodating the consolidated growth and development of existing urban areas;</li> <li>(c) the productivity of the region's soil resources, without regard to the need to make appropriate use of soil which is valued for existing or foreseeable future</li> </ul> </li> </ul>	<p>Assessed above for Objective 5.2.1.</p> <p>The Geotechnical Investigation, and Servicing, Reports, further attest that any potential adverse effects of the development can be avoided, remedied or mitigated.</p> <p>The present rural use is a low intensity dry-land farming activity. The Site does not contain Land Use Capability (LUC) Class 1 or 2 versatile soils (it contains LUC 3 soils).</p> <p>Facilitating standard and medium density residential development will minimize the amount of rural land to be utilized for urban development (compared to lower density residential or rural-residential development) and will ensure the productivity of the region's soil resources are not</p>

<p>primary production, or through further fragmentation of rural land;</p> <p>(d) the protection of sources of water for community supplies;</p> <p>(e) significant natural and physical resources;</p> <p>2. avoid or mitigate:</p> <p>(a) natural and other hazards, or land uses that would likely result in increases in the frequency and/or severity of hazards;</p> <p>(b) reverse sensitivity effects and conflicts between incompatible activities, including identified mineral extraction areas; and</p> <p>3. integrate with:</p> <p>(a) the efficient and effective provision, maintenance or upgrade of infrastructure; and</p> <p>(b) transport networks, connections and modes so as to provide for the sustainable and efficient movement of people, goods and services, and a logical, permeable and safe transport system.</p>	<p>significantly reduced. There are no natural hazards identified for the Site within any planning documents.</p> <p>The Geotechnical Investigation Report concludes that the Site is unlikely to be susceptible to liquefaction, and <i>“the risk of any significant liquefaction induced ground deformation occurring at the site in response to a large earthquake is considered to be low.”</i></p> <p>The Geotechnical Investigation Report (<b>Annexure 9</b>) concludes that <i>“the site is considered suitable for its intended use.”</i></p> <p>As discussed in the assessment of effects Plan Change application, the proposed Plan Change will not result in reverse sensitivity effects.</p>
<p><b>Policy 5.3.3 - Management of development (Wider Region)</b></p> <p>To ensure that substantial developments are designed and built to be of a high-quality, and are robust and resilient:</p> <p>1. through promoting, where appropriate, a diversity of residential, employment and recreational choices, for individuals and communities associated with the substantial development; and</p> <p>2. where amenity values, the quality of the environment, and the character of an area are maintained, or appropriately enhanced.</p>	<p>As for assessment for Objective 5.2.1 and Policy 5.3.1 above</p>
<p><b>Policy 5.3.7 – Strategic land transport network and arterial roads (Entire Region)</b></p> <p>In relation to strategic land transport network and arterial roads, the avoidance of development which:</p> <p>1. adversely affects the safe efficient and effective functioning of this network and these roads, including the ability of this infrastructure to</p>	<p>The Site is not located on strategic land transport routes. It is accessed by the local road network from which there is controlled access to the State Highway.</p> <p>Development enabled by the proposed Plan Change will not adversely impact on the safe and effective functioning of the strategic land transport network.</p>

<p>support freight and passenger transport services; and</p> <p>2. in relation to the strategic land transport network and arterial roads, to avoid development which forecloses the opportunity for the development of this network and these roads to meet future strategic transport requirements.</p>	
<p><b>5.3.8 Land use and transport integration (Wider Region)</b></p> <p>Integrate land use and transport planning in a way:</p> <p>1. that promotes:</p> <p>(a) the use of transport modes which have low adverse effects;</p> <p>(b) the safe, efficient and effective use of transport infrastructure, and reduces where appropriate the demand for transport;</p> <p>2. that avoids or mitigates conflicts with incompatible activities; and</p> <p>3. where the adverse effects from the development, operation and expansion of the transport system:</p> <p>(a) on significant natural and physical resources and cultural values are avoided, or where this is not practicable, remedied or mitigated; and</p> <p>(b) are otherwise appropriately controlled.</p>	<p>Assessed above for Policy 5.3.7</p> <p>Darfield is serviced by a public transport service linking the town to Christchurch.</p> <p>The Site is within walking distance of the town centre.</p> <p>There are no significant natural and physical resources, nor cultural values within the Site.</p>
<p><b>Objective 11.2.1 Avoid new subdivision, use and development of land that increases risks associated with natural hazards</b></p> <p>New subdivision, use and development of land which increases the risk of natural hazards to people, property and infrastructure is avoided or, where avoidance is not possible, mitigation measures minimise such risks</p> <p><b>Policy 11.3.1 Avoidance of inappropriate development in high hazard areas</b></p>	<p>As detailed in the Geotechnical Investigation Report (<b>Annexure 9</b>), <i>the site is considered suitable for its intended use.</i></p> <p>The Geotechnical Investigation Report concludes that the Site is unlikely to be susceptible to liquefaction, and <i>“the risk of any significant liquefaction induced ground deformation occurring at the site in response to a large earthquake is considered to be low.”</i> (Summary)</p>

<p>To avoid new subdivision, use and development (except as provided for in Policy 11.3.4) of land in high hazard areas, unless the subdivision, use or development...</p> <p><b>Policy 11.3.3 – Earthquake Hazards</b></p> <p>New subdivision, use and development of land on or close to an active earthquake fault trace, or in areas susceptible to liquefaction and lateral spreading, shall be managed in order to avoid or mitigate the adverse effects of fault rupture, liquefaction and lateral spreading.</p>	<p>Foundation design recommendations for future proposed residential development are at sections 7.0 and 8.0 of that Report.</p> <p>No planning document identifies any natural hazards for the Site.</p> <p>The Site is not a high hazard area, as defined in the CRPS (which includes specified risk areas relating to flooding, coastal erosion and seawater inundation).</p>
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### Summary of assessment against CRPS

1. Overall the proposal to change the Selwyn District Plan from Rural Outer Plains to L1 and Future Urban Zone is consistent with the RPS policies and will help achieve the purpose of the RMA.
2. The proposal:-
  - a) Achieves consolidated, well designed and sustainable growth in and around an existing urban areas.
  - b) Enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety.
  - c) Provides a focus for meeting the wider region's growth needs, and in a sustainable development pattern.
  - d) Does not impact on regionally significant infrastructure.
  - e) Ensures that the development of residential land, and an aged care facility, is designed and built to be of a high-quality, and are robust and resilient developments being consistent the SDP zoning approach, and through use of an ODP to provide co-ordinated and integrated development.
  - f) Integrates land use and transport planning through the ODP ensuring appropriate connections to the existing road network and making provision for future raiding connections.
  - g) Is not on a site subject to natural hazards nor at risk from liquefaction.

## Assessment against Selwyn District Plan Objectives and Policies

The following assessment of the proposed Plan Change focuses on those objectives and policies of most relevance to the plan change.

**Table 2: Relevant Objectives and Policies in the Selwyn District Plan**

<b>Selwyn District Plan – Townships Volume</b> <b>Chapter B1 – Natural Resources</b>	<b>Assessment of the Proposal Against Relevant Objectives and Policies within the Selwyn District Plan</b>
<b>Objective B1.1.2</b> New residential or business activities do not create shortages of land or soil resources for other activities in the future.	The proposed Plan Change will enable the use of conversion of approximately 60ha of farmland to residential use. This is marginal loss of rural productive land for a future land use signalled in the Selwyn strategic planning documents Malvern – 2031. The land is not prime agricultural land (it is LUC 3).
<b>Policy B1.1.3</b> Avoid adverse effects on people’s health or well-being from exposure to contaminated soil.	There is no evidence of contaminated land.  See Annexure 8
<b>Policy B1.1.8</b> Avoid rezoning land which contains versatile soils for new residential or business development if: 1) The land is appropriate for other activities; and 2) There are other areas adjoining the township which are appropriate for new residential or business development which do not contain versatile soils.	The Site is shown as Preferred Future Residential Development Area DAR7 in the strategic growth document Malvern – 2031. It does not contain versatile soils (classed as LUC 1&2 soils). The Site contains LUC 3 soils.
<b>Objective B1.2.1</b> Expansion of townships in Selwyn District maintains and enhances the quality of ground or surface water resources.	There is unlikely to be an adverse impact on the quality of ground or surface water.  A stormwater discharge consent is required for on-site discharge of stormwater to ground, and for the wastewater treatment plant preferred option (a community wastewater treatment plant and disposal area on land to the north of the Site).
<b>Policy B1.2.2</b> Ensure land rezoned to a Living or Business zone can be serviced with a water supply and effluent and stormwater disposal without adversely affecting ground water or surface waterbodies.	The proposal includes appropriate servicing proposals including a privately owned package sewage treatment plant off-site for which the necessary consents have been applied for.  The Servicing Report notes that SDC has confirmed there is sufficient water supply in the

	<p>Darfield water supply to meet reticulation needs, including for firefighting purposes.(para 6.1)</p> <p>An explanation in support of Policy B1.2.5 notes:</p> <p><i>Darfield and Kirwee:</i>  <i>A study done for the Council (Lewis and Barrow 1999) indicates that on-site effluent treatment and disposal at Darfield and Kirwee is unlikely to contaminate groundwater within the life of this District Plan. This result is due to the significant depth to groundwater in this area. The results of the Lewis and Barrow Study (1999) are neither accepted at Environment Canterbury nor supported by an independent review by URS (2000). However, Environment Canterbury has indicated that:</i></p> <p><i>It will continue to issue discharge permits for on-site sewage treatment and disposal for new houses in residential areas at Darfield and Kirwee.</i></p>
<p><b>Policy B1.2.3</b></p> <p>Require the water supply to any allotments or building in any township and the Living 3 Zone to comply with the current New Zealand Drinking Water Standards and to be reticulated in all, except for sites in the existing Living 1 Zone in Doyleston.</p>	<p>The Servicing Report confirms water is available from the Darfield water supply</p>
<b>Chapter B2 – Physical Resources</b>	
<p><b>Objective B2.1.1</b></p> <p>An integrated approach to land use and transport planning to ensure the safe and efficient operation of the District’s roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential growth.</p>	<p>The proposed ODP (see <b>Annexure 3</b>) shows a preferred roading layout including points of connection to the existing roads, and indicative internal access and roading.</p> <p>Internal access and roading within the Site will be developed in accordance with relevant traffic standards, as will local traffic-related upgrades (and be confirmed through the subdivision consent process). This will ensure good connectivity to Darfield.</p>
<p><b>Objective B2.1.2</b></p> <p>An integrated approach to land use and transport planning to manage and minimise adverse effects of transport networks on adjoining land uses and to avoid “reverse sensitivity” effects on the operation of transport networks.</p>	<p>There are five access points into the overall 46ha site shown on the ODP.</p> <p>SDC staff have been consulted on the draft Plan Change including ODP, and have not raised any concerns regarding traffic effects of the proposal on the local transport network.</p>
<p><b>Policy B2.1.1</b></p> <p>Apply a road hierarchy classification in Selwyn District to recognise the different functions and roles of the District’s roads.</p>	<p>The Site adjoins existing development and makes transport connections to this development, thus promoting an efficient and consolidated land use pattern.</p>

	<p>The internal roads are consistent with the existing road hierarchy.</p> <p>The ODP identifies five indicative access points to/from the Site, which will provide a direct and safe pedestrian and cycle route into the Darfield. The ODP shows primary and secondary roads within the proposed development area, including two primary road links to each of Horndon and Kimberley Roads respectively.</p>
<p><b>Policy B2.1.2</b> Manage effects of activities on the safe and efficient operation of the District's existing and planned road network, considering the classification and function of each road in the hierarchy.</p>	See above assessment
<p><b>Policy B2.1.4(a)</b> Ensure all sites, allotments or properties have legal access to a legal road which is formed to the standard necessary to meet the needs of the activity considering:</p> <ul style="list-style-type: none"> <li>• the number and type of vehicle movements generated by the activity;</li> <li>• the road classification and function; and</li> <li>• any pedestrian, cycle, public transport or other access required by the activity.</li> </ul>	All sites, allotments or properties have legal access to a legal road which will be formed to the standard necessary to meet the needs of the activity at the subdivision stage.
<p><b>Policy B2.1.5</b> Ensure the development of new roads is:</p> <ol style="list-style-type: none"> <li>a) integrated with existing and future transport networks and landuses; and</li> <li>b) designed and located to maximize permeability and accessibility; through achieving a high level of connectivity within and through new developments to encourage use of public and active transport; whilst having regard to the road hierarchy.</li> </ol>	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.
<p><b>Policy B2.1.9</b> Ensure buildings are set back a sufficient distance from road boundaries to maintain good visibility for all road users including motorist, cyclists and pedestrians, and to allow safe access and egress and to mitigate reverse sensitivity effects on land adjoining the State Highway.</p>	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.
<p><b>Policy B2.1.11</b> Ensure roads are designed, constructed, maintained and upgraded to an appropriate standard to carry the volume and types of traffic safely and efficiently.</p>	For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.



<p><b>Policy B2.1.12</b></p> <p>Address the impact of new residential or business activities on both the local roads around the site and the District's road network, particularly Arterial Road links with Christchurch City.</p>	<p>For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.</p>
<p><b>Policy B2.1.13</b></p> <p>Minimise the effects of increasing transport demand associated with areas identified for urban growth by promoting efficient and consolidated land use patterns that will reduce the demand for transport.</p>	<p>For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.</p>
<p><b>Policy B2.1.15</b></p> <p>Require pedestrian and cycle links in new and redeveloped residential or business areas where such links are likely to provide a safe, attractive and accessible alternative route for pedestrians and cyclists, to surrounding residential areas, business or community facilities.</p>	<p>For the reasons outlined above, the proposed Plan Change is in accordance with Objectives B2.1.1 and B2.1.2 and Policies B2.1.2, B2.1.5, B2.1.9, B2.1.12, B2.1.13, B2.1.15.</p> <p>The Site is well connected to existing roads and is conveniently located to the town centre, being easily accessed on foot or by cyclists. The ODP makes provision for a pedestrian link to DAR 8 Preferred Future Business Development Area (as identified in the Malvern Area Plan), which adjoins the Site to the east.</p>
<p><b>Policy B2.2.1</b></p> <p>Require that the need to supply utilities and the feasibility of undertaking, is identified at the time a plan change request is made to rezone land for residential or business development.</p>	<p>The proposed Plan Change is in accordance with Policy B.2.2.1 as the development can be serviced by utilities: water, power, telecoms, streetlighting, stormwater (Servicing Report, <b>Annexure 6</b>) and for wastewater (the Wastewater Infrastructure Option Report <b>Annexure 7</b>)</p>
<p><b>Policy B2.2.2</b></p> <p>Ensure activities have access to the utilities they require at the boundary prior to any new allotment being sold; or prior to any new activity taking place on an existing allotment.</p>	<p>This will be ensured through the subdivision consent process.</p>
<p><b>Policy B2.2.3</b></p> <p>Encourage the "market" to determine the efficient use of utilities.</p>	<p>The proposal is to provide wastewater services by a privately owned package treatment plant on an adjoining site.</p>
<p><b>Objective B2.3.1</b></p> <p>Residents have access to adequate community facilities.</p>	<p>The Site DAR7 was identified by SDC in its strategic growth document Malvern – 2031.</p> <p>The Site is conveniently position to "square up" the town and provide ease of access to community facilities.</p>
<p><b>Objective B2.3.2</b></p> <p>Community facilities do not adversely affect residential amenity values or other parts of the environment.</p>	<p>There are no community facilities proposed within the Site as defined in the SDP Part 4.</p>
<p><b>Policy B2.3.8</b></p>	<p>Discussions with SDC staff have identified the best provision of reserves within the</p>

Ensure residents in Selwyn District have access to sufficient reserve areas to meet their needs for space for active and passive recreation.	development and are shown on the ODP for location, orientation and size.		
<b>Policy B2.4.4</b> Ensure land rezoned for new residential or business development has a regular solid waste collection and disposal service available to residents.	Once zoned and subdivided this service will be provided by Council.		
<b>Chapter B3 – People’s Health, Safety and Values.</b>			
<b>Objective B3.1.1</b> Ensure activities do not lead to or intensify the effects of natural hazards.  <b>Policy B3.1.2</b> Avoid allowing new residential or business development in areas known to be vulnerable to a natural hazard, unless any potential risk of loss of life or damage to property is adequately mitigated.	The Site is not identified in the SDP as being at risk from natural hazards.  The Geotechnical Investigation Report concludes that the Site <ul style="list-style-type: none"> <li>• is unlikely to be susceptible to liquefaction, and “<i>the risk of any significant liquefaction induced ground deformation occurring at the site in response to a large earthquake is considered to be low.</i>” (Summary)</li> <li>• “<i>is considered suitable for its intended use.</i>” (Summary)</li> </ul> This achieves the direction of Policy B3.1.2.		
<b>Objective B3.4.1</b> The District’s townships are pleasant places to live and work in.  <b>Objective B3.4.2</b> A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.  <b>Objective B3.4.3</b> “Reverse sensitivity” effects between activities are avoided.  <b>Objective B3.4.4</b> Growth of existing townships has a compact urban form and provides a variety of living environments and housing choices for residents, including medium density housing typologies located within areas identified in an Outline Development Plan.  <b>Objective B3.4.5</b> Urban growth within and adjoining townships will provide a high level of connectivity both within the development and with adjoining land areas (where these have been or are likely to be developed for urban activities or public reserves) and will provide suitable access to a variety of forms of transport.  <b>Policy B3.4.1</b>	The proposal is seeking to provide a high quality urban environment that, by adopting existing SDP standards and zones, and following the direction of Malvern – 2031, will <ul style="list-style-type: none"> <li>• maintain the character and amenity values of the L1 Zone</li> </ul> <table border="1"> <tr> <td>Living 1</td><td>Areas that are managed to maintain environments that are most pleasant for residing in. Activities in Living zones have effects which are compatible with residential activities and amenity values.</td></tr> </table> <ul style="list-style-type: none"> <li>• minimise reverse sensitivity effects,</li> <li>• provide a compact form to Darfield</li> <li>• provide a choice of three living environments on the 14.6ha site (medium/high density lots and an aged care facility), and three possible living environments foreshadowed in the Future Urban Zone</li> <li>• provide high levels of connectivity to existing roads and town centre</li> <li>• meet the policy intent of Policy B3.4.3</li> </ul>	Living 1	Areas that are managed to maintain environments that are most pleasant for residing in. Activities in Living zones have effects which are compatible with residential activities and amenity values.
Living 1	Areas that are managed to maintain environments that are most pleasant for residing in. Activities in Living zones have effects which are compatible with residential activities and amenity values.		

<p>To provide zones in townships based on the existing quality of the environment, character and amenity values, except within Outline Development Plan areas in the Greater Christchurch area where provision is made for high quality medium density housing.</p> <p><b>Policy B3.4.2</b> To provide for any activity to locate in a zone provided it has effects which are compatible with the character, quality of the environment and amenity values of that zone.</p> <p><b>Policy B3.4.3</b> To provide Living zones which:</p> <ul style="list-style-type: none"> <li>• are pleasant places to live in and provide for the health and safety of people and their communities;</li> <li>• are less busy and more spacious than residential areas in metropolitan centres;</li> <li>• have safe and easy access for residents to associated services and facilities;</li> <li>• provide for a variety of living environments and housing choices for residents, including medium density areas identified in Outline Development Plans;</li> <li>• ensure medium density residential areas identified in Outline Development Plans are located within close proximity to open spaces and/or community facilities and</li> <li>• ensure that new medium density residential developments identified in Outline Development Plans are designed in accordance with the following design principles: <ul style="list-style-type: none"> <li>• access and connections to surrounding residential areas and community facilities and neighbourhood centres are provided for through a range of transport modes;</li> <li>• block proportions are small, easily navigable and convenient to encourage cycle and pedestrian movement;</li> <li>• streets are aligned to take advantage of views and landscape elements;</li> <li>• section proportions are designed to allow for private open space and sunlight admission;</li> </ul> </li> </ul>	<p>The medium density areas show on the ODP adjoin or are close to reserves, which provide an open space setting for the higher density development. The proposed retirement village is on a generously sized approximately 3 ha site, which will provide ample opportunity for open space within the development.</p>
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<ul style="list-style-type: none"> <li>• a subdivision layout that minimises the number of rear lots;</li> <li>• layout and design of dwellings encourage high levels of interface with roads, reserves and other dwellings;</li> <li>• a diversity of living environments and housing types are provided to reflect different lifestyle choices and needs of the community;</li> <li>• a balance between built form and open spaces complements the existing character and amenity of the surrounding environment and;</li> <li>• any existing natural, cultural, historical and other unique features of the area are incorporated where possible to provide a sense of place, identity and community</li> </ul>	
<p>Policy B3.4.38 Where Living zones and Business 2 Zones adjoin, ensure any new activity occurring along the boundary in either zone, includes measures to mitigate any potential 'reverse sensitivity' effects on existing activities.</p>	<p>Land adjoining to the east of the proposed Future Urban Zone is DAR 8 Preferred Future Business Development Area (as identified in the Malvern Area Plan). The western portion of DAR 8 is part of Broadfield Farm, which also includes the Future Urban Zone. It is anticipated that when DAR 8 is rezoned, the Business zoning will incorporate suitable buffers and/or other mitigation along the boundary with the Future Urban Zone.</p>
<p><b>Chapter B4 – Growth Of Townships</b></p>	
<p><b>Objective B4.1.1</b> A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.</p> <p><b>Objective B4.1.2</b> New residential areas are pleasant places to live and add to the character and amenity values of townships</p> <p>Policy B4.1.1 (a)Provide for a variety of allotment sizes for erecting dwellings in Living 1 Zones, while maintaining average section size similar to that for existing residential areas in townships, except</p>	<p>See above assessment.</p> <p>For Policy B4.1.11 the new residential areas will be designed to maintain or enhance the aesthetic values of the township noting that there are no existing trees, bush, or other natural features on site to be retained and that reserves will be vested in or developed to its requirements so the public space is appropriately landscaped.</p> <p>Policy B4.1.13 will be achieved through the subdivision process and compliance with SDP development and activity standards.</p>

<p>within the Living Z Zone, including any Medium Density area identified in an Outline Development Plan where a higher density of development is anticipated.</p> <p><b>Policy B4.1.11</b> Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):</p> <ul style="list-style-type: none"> <li>• Retaining existing trees, bush, or other natural features on sites; and</li> <li>• Landscaping public places.</li> </ul> <p><b>Policy B4.1.13</b> To ensure that development in Medium Density areas identified in an Outline Development Plan provides a high quality living environment and achieves a good level of urban design, appearance and amenity. Relevant urban design considerations include:</p> <ul style="list-style-type: none"> <li>• That the design of medium density developments is of a high quality, with a good balance of consistency and variety in form, alignment, materials and colour and a sufficient level of architectural detailing;</li> <li>• That residential units provide an open and attractive streetscene through being oriented towards the street or other adjacent public spaces, have low or no front fencing, front facades that are not dominated by garaging but instead have clearly visible pedestrian front entrances and a balanced ratio of glazing to solid walls;</li> <li>• That opportunities for landscaping and tree planting is provided, commensurate with a medium density living environment;</li> <li>• That opportunity for comprehensive developments are provided, including the ability to erect short terraces or share internal side boundary walls;</li> <li>• That medium density developments make provision for adequate, well located and well designed private outdoor living areas;</li> <li>• That internal amenity is provided for occupants through levels of privacy and access to sunlight appropriate to a medium density living environment;</li> <li>• That the appearance of cramped development is avoided by limiting site coverage and ensuring there is open space</li> </ul>	
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<p>between houses, duplexes or blocks of terraces, particularly at first floor level.</p>	
<p><b>Policy B4.2.11</b> Encourage subdivision designs within Outline Development Plan areas to provide for a variety of section sizes that are designed to cater for different housing types.</p>	<p>The Explanation and Reasons states:</p> <p>A range of housing types are required to cater to different living requirements and different age groups within Outline Development Plan areas. It is likely that a person's housing needs will change throughout their life and it should be possible for them to meet their needs within the District. Policy B4.2.11 therefore seeks to ensure that new residential areas are designed to provide for housing diversity by creating variety in section sizes and subsequent housing types.</p> <p>Darfield has a higher proportion of retired people than the average for Selwyn District, but with very limited provision for retirement housing. There are also no existing medium density housing areas or zones in the township, with no ability therefore to provide smaller more affordable housing. The proposed rezoning and ODP recognises these unmet local housing needs, including enabling retired people to remain living locally, close to family.</p>
<p><b>Objective B4.3.1</b> The expansion of townships does not adversely affect:</p> <ul style="list-style-type: none"> <li>• Natural or physical resources;</li> <li>• Other activities;</li> <li>• Amenity values of the township or the rural area; or</li> </ul> <p>Sites with special ecological, cultural, heritage or landscape values.</p> <p><b>Objective B4.3.2</b></p> <p>For townships outside the Greater Christchurch area, new residential or business development adjoins existing townships at compatible urban densities or at a low density around townships to achieve a compact township shape which is consistent with the preferred growth direction for townships and other provisions in the Plan</p> <p><b>Objective B4.3.4</b> New areas for residential or business development support the timely, efficient and integrated provision of infrastructure, including appropriate transport and movement networks through a coordinated and phased development approach.</p>	<p>The Site is currently bare farmland. It has no sites of special ecological, cultural, heritage or landscape values.</p> <p>The proposal is seeking to provide a high quality urban environment that, by adopting existing SDP standards and zones, and following the direction of Malvern – 2031, will</p> <ul style="list-style-type: none"> <li>• Contribute to a compact township shape</li> <li>• Support the timely, efficient and integrated provision of infrastructure through seeking consent for the wastewater treatment plant concurrently with the proposed plan change</li> <li>• Ensure a coordinated and phased development approach through the ODP and provision for a Future urban Zone</li> <li>• Provide consolidation of Darfield within the planned township boundaries</li> <li>• Adjoin an existing Living Zone as required by Policy B4.3.2</li> <li>• Avoid a zoning pattern that leaves land zoned Rural surrounded on three or more boundaries with land zoned Living;</li> </ul>

<p><b>Objective B4.3.5</b> Ensure that sufficient land is made available in the District Plan to accommodate additional households in the Selwyn District portion of the Greater Christchurch area between 2013 and 2028 through both Greenfield growth areas and consolidation within existing townships.</p> <p><b>Policy B4.3.1</b> Ensure new residential, rural residential or business development either:</p> <ul style="list-style-type: none"> <li>• Complies with the Plan policies for the Rural Zone; or</li> <li>• The land is rezoned to an appropriate Living Zone that provides for rural-residential activities (as defined within the Regional Policy Statement) in accordance with an Outline Development Plan incorporated into the District Plan; or</li> <li>• The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within existing zoned land and greenfield priority areas identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan.</li> </ul> <p><b>Policy B4.3.2</b> In areas outside the Greater Christchurch area, require any land rezoned for new residential or business development to adjoin, along at least one boundary, an existing Living or Business zone in a township, except that low density living environments need not adjoin a boundary provided they are located in a manner that achieves a compact township shape.</p> <p><b>Policy B4.3.3</b> Avoid zoning patterns that leave land zoned Rural surrounded on three or more boundaries with land zoned Living or Business.</p> <p><b>Policy B4.3.6</b> Encourage townships to expand in a compact shape where practical.</p> <p><b>Policy B4.3.8</b> Each Outline Development Plan shall include:</p> <ul style="list-style-type: none"> <li>• Principal through roads, connection and integration with the surrounding road networks, relevant infrastructure services and areas for possible future development;</li> </ul>	<p>the Site will have two boundaries to the Outer Plains Zone.</p> <ul style="list-style-type: none"> <li>• Be controlled through an ODP to provide overall Site co-ordination and integration of development that meets the requirements of Policy B4.3.8</li> </ul>
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<ul style="list-style-type: none"> <li>Any land to be set aside for community facilities or schools; parks and land required for recreation or reserves;</li> <li>any land to be set aside for business activities;</li> <li>the distribution of different residential densities;</li> <li>land required for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths;</li> <li>land reserved or otherwise set aside from development for environmental or landscape protection or enhancement; and</li> <li>land reserved or otherwise set aside from development for any other reason, and the reasons for its protection.</li> <li>Demonstrate how each ODP area will achieve a minimum net density of at least 10 lots or household units per hectare ;</li> <li>Identify any cultural (including Te Taumutu Rūnanga values), natural, and historic or heritage features and values and show how they are to be enhanced or maintained;</li> <li>Indicate how required infrastructure will be provided and how it will be funded;</li> <li>Set out the phasing and co-ordination of subdivision and development in line with the phasing shown on the Planning Maps and Appendices;</li> <li>Demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area;</li> <li>Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;</li> <li>Show how other potential adverse effects on the environment, the protection and enhancement of surface and groundwater</li> </ul>	
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<p>quality, are to be avoided, remedied or mitigated;</p> <ul style="list-style-type: none"> <li>• Include any other information which is relevant to an understanding of the development and its proposed zoning; and</li> <li>• Demonstrate that the design will minimise any reverse sensitivity effects.</li> </ul>	
<p><b>Policy B4.3.27</b> Ensure any land rezoned for new residential or business development does not create or exacerbate 'reverse sensitivity' issues in respect of activities in the existing Business 2 Zones or the Midland Railway.</p>	<p>The Site is located at a distance from the Midland Railway and existing Business 2 Zones and so minimises the risk of reverse sensitivity issues arising. Land adjoining to the east of the proposed Future Urban Zone is DAR 8 Preferred Future Business Development Area (as identified in the Malvern Area Plan). The western portion of DAR 8 is part of Broadfield Farm, which also includes the Future Urban Zone. It is anticipated that when DAR 8 is rezoned, the Business zoning will incorporate suitable buffers and/or other mitigation along the boundary with the Future Urban Zone.</p>

### Summary of assessment against the Selwyn District Plan

1. Overall the proposal to change the Selwyn District Plan from Rural Outer Plains to L1 and Future Urban Zone is consistent with the SDP objectives and policies, and will help achieve the purpose of the RMA.
2. The proposal:-
  - a) Does not create shortages of land or soil resources for other activities in the future.
  - b) Has taken up a site shown as a Preferred Future Development Area DAR7 in the strategic growth document Malvern – 2031 Malvern Area Plan.
  - c) Can be serviced with a reticulated public water supply, effluent disposal on an adjoining site, and stormwater disposal to ground within the Site.
  - d) Provides an integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads through the proposed ODP and adoption of existing road hierarchies for roads within the Site.
  - e) Achieves a high level of connectivity within the Site to encourage use of public and active transport; whilst having regard to the road hierarchy.
  - f) Has identified the need to supply utilities and to assess the feasibility of such through a servicing assessment and to lodge resource consents for the wastewater system at the time the plan change request is made.
  - g) Will ensure residents in the development area and Darfield have access to sufficient reserve areas to meet their needs for space for active and passive recreation.
  - h) Is on a Site with no known natural hazards, is not at risk from liquefaction, contains no sites with special ecological, cultural, heritage or landscape values, nor any existing trees, bush, or other natural features that should be

retained. There are no water courses or bodies that need to be incorporated into the new development.

- i) Will contribute to Darfield township being a pleasant place to live and work in.
- j) Will contribute to the growth of Darfield township in a compact urban form and provide a variety of living environments and housing choices for residents, including medium density housing typologies located within areas identified in an Outline Development Plan.
- k)** Will provide zones in Darfield based on the existing quality of the environment, character and amenity values set through adopting existing zoning and its development and activity SDP standards.
- l)** Specifically meets Objective B4.3.2 for townships outside the Greater Christchurch area: new residential development should adjoin existing townships at compatible urban densities or at a low density around townships to achieve a compact township shape which is consistent with the preferred growth direction for townships and other provisions in the Plan.
- m) Achieves the policy intent of Policy B4.3.8 that each Outline Development Plan should contain a range of measures for the co-ordination and integration of development that will create quality living environments.