



Application for Private Plan Change

DARFIELD: PREFERRED FUTURE DEVELOPMENT AREA 7, KIMBERLEY ROAD

2019

Selwyn District Council

December 2019

REQUEST TO CHANGE THE SELWYN DISTRICT PLAN UNDER CLAUSE 21 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991

Request by: Merf Ag Services Ltd and Matthew Reed
C/- Aston Consultants Ltd
PO Box 1435
Christchurch 8140, Attn Fiona Aston

To: The Selwyn District Council

Involving the: Selwyn District Plan

The location to which this application relates is:

An appx **60 ha** land area located on the east of Kimberley Road and north of the existing L1 zoned land adjacent to SH3.

The names of the owners and occupiers of the land to which this application relates are as follows:

Part Rural Section 27204 Matthew Alexander Reed and Kerry Mark Glynn

Lot 24 DP 366007 – Helen Anne Reed and Kerry Mark Glynn

Lot 3-4 DP 524058 – Merf Ag Services Limited

The titles are attached as **Annexure 1** to this Plan Change request.

The Proposed Plan Change (the Proposal) seeks to amend the operative Selwyn District Plan (SDP) to enable development of the 60.5977 ha site ('the Site') for residential purposes, including medium density lots and a retirement village in an appropriate, sustainable and integrated manner that will provide for the long term needs of the Darfield and Selwyn community and that will enable Darfield to fulfil its planned role as a key service centre in the Selwyn District. .

The Proposal includes the following changes to the Selwyn District Plan and associated Planning Maps:

- (a) Amend the District Planning Maps to rezone and identify the subject land Living 1 and Living 1 Deferred.
- (b) Add an Outline Development Plan for the subject land to ensure a coordinated and consistent approach to land development;
- (c) Amend the policies and rules of the District Plan as set out in Section 2 of this request; and

- (d) Make any consequential changes to the District Plan text where necessary, including but not limited to, the renumbering of clauses as appropriate.

Signed:



Fiona Aston, for and on behalf of Merf Ag Services Ltd and Matthew Reed

Dated: 4th December 2019

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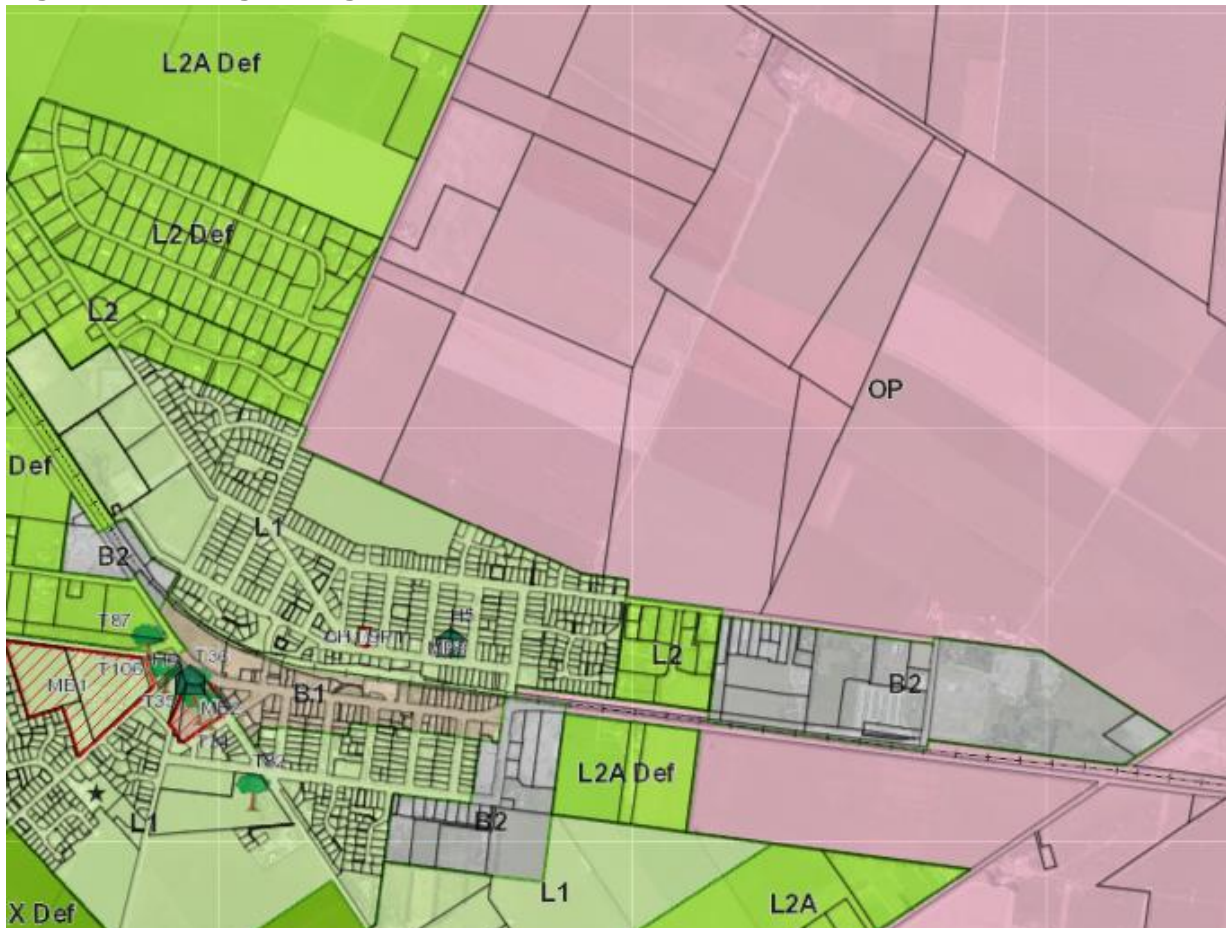
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1 OVERVIEW

Purpose of the Plan Change Request (Clause 22(1) RMA)

- 1.1 The purpose of the proposed Plan Change is to enable the development of appx 60 ha of land ('the Site') north of Dundee Close and east of Kimberley Road for living purposes, including a retirement village and some medium density housing. Land closest to Kimberley Road (14.6 ha) will be zoned Living 1(L1) and the balance land (45.9977 ha) will be zoned Living 1 (Deferred). Development will be in accordance with an Outlined Development Plan (ODP) which includes existing L1 zoned land on the north side of Horndon Street. This land is included as part of the ODP in order to ensure an integrated approach to residential development including provision of appropriate road linkages to the proposed L1 and L1 Deferred zones.
- 1.2 The existing zoning is shown in Figure 1.

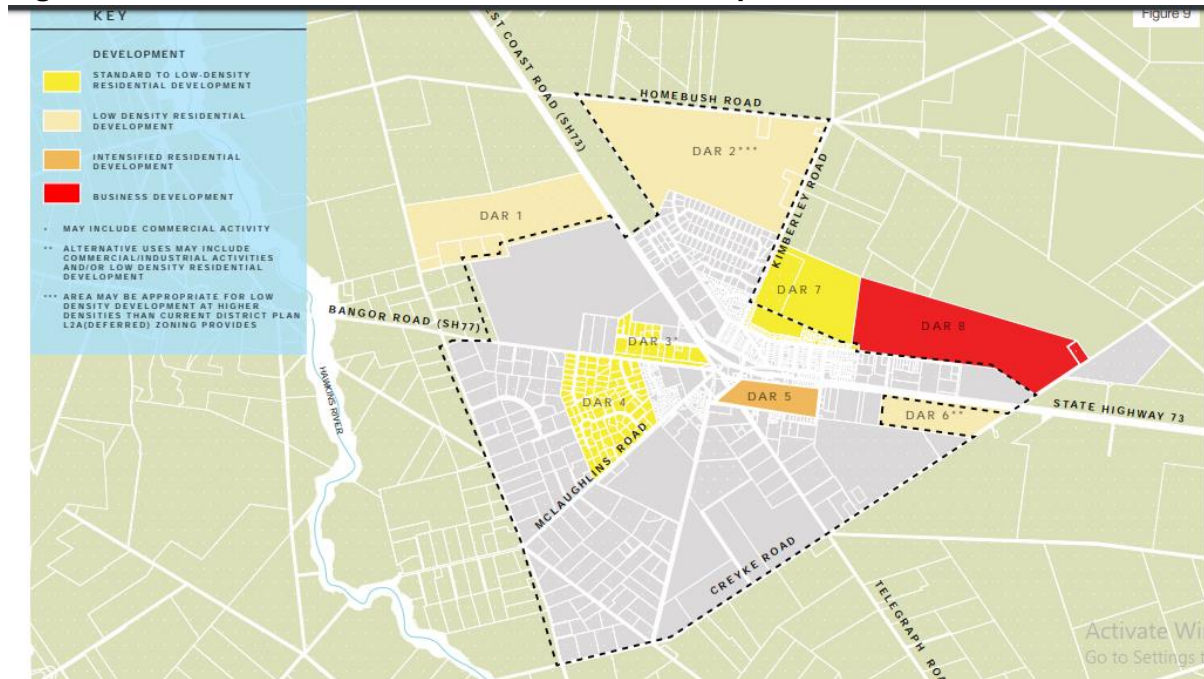
Figure 1: Existing Zoning



- 1.3 The Site is identified in the Malvern Area Plan 2031 (MAP) at page 28 as a “preferred future development area”, and is identified as Area 7 (DAR7) for standard to low density residential

development (Figure 2). Land adjoining to the west is Preferred Future Business Development Area 8.

Figure 2: Malvern Area Plan Preferred Future Development Area Locations



- 1.4 The proposed rezoning of the Site represents a sustainable and efficient use of the land resource. It is a logical location for urban development within Darfield being located to the north and north east of the existing township which has been identified as a service centre within the Selwyn District in the Malvern Area Plan - 2031.
- 1.5 It has frontage to Kimberley Road and has access to Horndon Street. Land immediately adjoining the Site to the south is zoned L1 (Broadgate subdivision) with land to the west of Kimberly Road zoned Living 2 (L2) and L2 Deferred. Land immediately to the south of Horndon Street (the eastern edge of the site) is zoned L2.
- 1.6 The Plan Change request provides for the sustainable and integrated development and provision of residential land managed by way of an Outline Development Plan ('ODP') to ensure coordinated provision of infrastructure and services, including with adjoining land to the east.
- 1.7 The Proposal will provide in the 14.6ha L1 Zone approximately 90 low density lots, approximately 13 medium density lots, and a retirement village, all to be serviced by a local roading network, pedestrian accessways, reserves and off-site wastewater treatment in a privately owned and operated package treatment plant. The balance 46ha L1 Deferred zone will provide about approximately 283 standard residential lots, approximately 56 lower

density lots (minimum average density 1000m²) type lots, and approximately eight medium density lots including reserves, a future road connection to the north and south, and a future connection to the off-site wastewater treatment plant or a reticulated public sewer system if available.

Reason for Request (Clause 22(1) RMA)

- 1.8 The applicants lodged a submission on the Selwyn District Plan Review Consultation Document 'Are we on track' in October 2018. That submission supported identification of DAR 7 as a preferred development area in the Malvern Area Plan (MAP) but noted that it should be identified as a mixed density residential area. The submission requested that it be zoned for this purpose in the District Plan Review, making provision for standard, medium and low density residential development and a retirement village.
- 1.9 The reason for this Plan Change request is to contribute to the planned development of Darfield. It provides for future residential opportunities in a preferred development location that effectively "squares off" the town. The L1 proposal will provide lot sizes that are presently in short supply in Darfield, as well as provide the first retirement village in Darfield providing all levels of care including hospital/dementia care. This provision will help the Darfield/Selwyn community provide for its well-being and housing needs and secures a long term residential option in the L1 Deferred zone. The Plan Change brings forward in time options for adding depth and choice to residential living that were confirmed in the Malvern Area Plan 2013.
- 1.10 A Plan Change has been preferred over a resource consent, or a number of resource consents, as the means to achieve a different and planned land use. The applicants wanted to show the overall proposal in an integrated and co-ordinated way through the ODP. This would enable the Darfield community, and other interested persons, to clearly see the extent of the staged proposal as envisaged by the applicants. For a significant change in land use a Plan Change provides investment/financing certainty as to the scale of the proposal including servicing costs.
- 1.11 Rezoning of the site to L1 zone and Living 1 Deferred Zone as provided in the SDP will enable the future subdivision and development of the site for residential purposes.
- 1.12 The L1 Zone will facilitate the development of:
 - a) Approximately 90 standard residential lots (650m²);
 - b) Approximately 13 lots within the 430-550m² size range;
 - c) A retirement village with up to 50 – 60 beds, some aged care facilities including dementia and lifecare units and 20 independent villas, approximately 110 residents
- 1.13 The Living 1 Deferred Zone provides for
 - a) Approximately 283 standard residential lots (average lot size not less than 650m²);

- b) Approximately 8 lots to be within the appx 430-550m² size range;
- c) Approximately 56 lower density L1 lots (average lot size not less than 1000m²)

Land Use and Planning History

- 1.14 The 1995 SDC notified District Plan Township Volume identified a larger part of the Reed Property as Living X than is now the case, and it also included the southern Todd block as shown on the map below. It included all of the land sought be rezoned for living purposes through this plan change. The landowners were satisfied with the inclusion of part of their land as Living X, but they were unaware the zoning was removed by way of submission by another party to the District Plan. It is understood that this was as a result of a submission by Selwyn Plantation Board who at that time owned forestry land adjoining the Reed's west boundary (now owned by Todd). The Selwyn Plantation Board had concerns regarding 'reverse sensitivity' effects between forest and residential activity. The trees have since been felled, and the land sold. It is now used for grazing purposes.

Figure 3: 1995 Selwyn District Plan planning map showing LX zoning of the Site (land now owned by Todd and Reed), and requested to be rezoned LX in submission on 'Are we on the right track?' District Plan Review consultation document (2018)



Land parcels

1.15 The **60.5977**ha site encompasses three parcels of land that are legally described as:

- a) Part Rural Section 27204;
- b) Lot 24 Deposited Plan 366007;
- c) Lot 3-4 Deposited Plan 524058

Zoning

1.16 The Site is currently zoned Rural Outer Plains. The Site is located to the east of Kimberley Road and north of Horndon Road. Residential properties are situated along the southern boundary of the site (L1 Zone). Land immediately to the west (opposite side of Kimberley Road) is zone L2 Deferred. Land immediately to the north and east of the Site is zoned Rural Outer Plains (see zoning map above).

Land use

1.17 Merf Ag Services Ltd and Matthew Reed and Kerry Glynn are the owners of Darfield Area 7 (DAR 7).

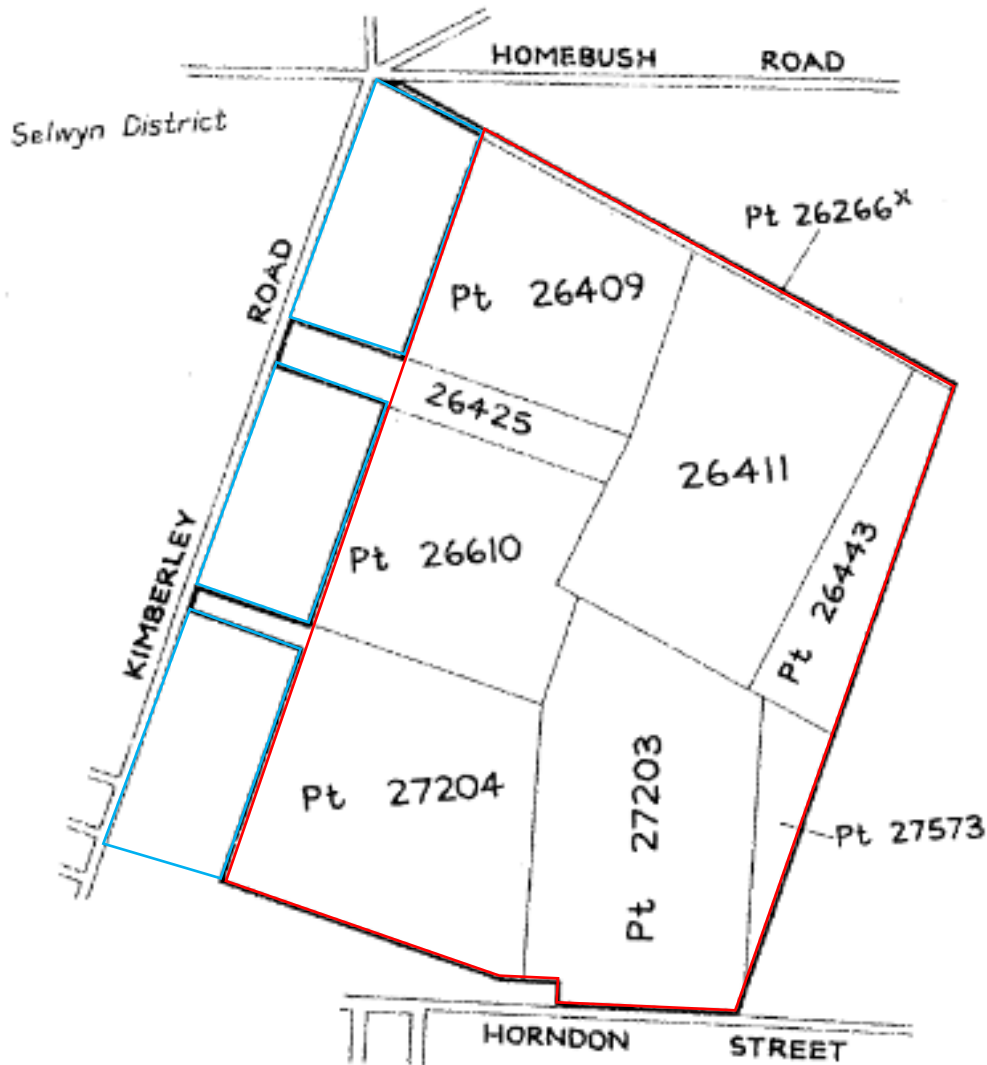
1.18 The topography within the Site is generally flat, with slight undulations in the land surface. The Site is generally vegetated with paddock grass and crops.

1.19 The Merf Ag Services block of 14.6 ha within DAR 7 (Lot 4 DP 524058) is presently used for farming purposes and is one of three blocks with frontage to Kimberley Road (see map below). The southern block (and the adjoining access to the north) is within the MAP Area 7. The three blocks are separated by existing accesses to the Reed farm to the east.

1.20 The Reed block of 45.9977 ha within DAR7 is legally described as Pt RS 27204. Land adjoining to the east is also owned by Reed and is partially within a preferred business development area (Darfield 8).

1.21 The Reed family own 206ha on the north east boundary of the township. This was formally a mixed cropping farm but is now part of the Central Plains Irrigation Scheme and is being developed for mixed cropping including potatoes, peas, radishes, barley, clover and onions. The family has farmed at Darfield since 1897. Part of the original southern portion of the farm is zoned Living X and now forms the Broadgate subdivision, a four stage subdivision providing a total of 75 sections. Stages 1 and 2 of this development are complete (approx. 35 sections) with stages 3 and 4 now underway.

Figure 4: Ag Services and Reed Land



Todd land – outlined in blue

Reed land – outlined in red

Approach and Key Features of the Proposed Plan Change

- 1.22 It is proposed that the Site be zoned as L1 Zone and Living 1 Deferred Zone (consistent with the provisions of the SDP). The proposal also includes the provision for a retirement village in the L1 Zone within the western part of the Site.
- 1.23 All subdivision, development and activity standards for the Site will adopt those in the SDC L1 Zone in the Operative SDP. No new activities or standards are proposed in this Proposal, except with respect to wastewater servicing. The Rural Outer Plains standards will apply to

the L1 Deferred zone until such time as an approved community or Council reticulated wastewater scheme is available to service this land. A wastewater discharge consent application is being sought for the L1 land only at this stage, as the balance land will be a Stage 2 development (anticipated as being developed over the next 5-15 years, by which time a Council wastewater scheme may be available to service the land). If not, there is flexibility to extend the proposed community wastewater plant and disposal area for the L1 zone, to service the L1 Deferred land. However, this will require a further wastewater discharge consent.

1.24 All development is to be in accordance with the proposed Outline Development (**Annexure 3**), to be included in the District Plan as Appendix E41B.

1.25 Key features of the ODP include:

- a) principal roading layout, including a principal east-west road through the Site linking from Kimberley Road, and to Horndon Street in the future
- b) identification of locations for medium density housing
- c) minimal rear lots served by right of ways or other access provision
- d) Identification of the site of the retirement village close to Kimberley Road
- e) 2000-3000m² local neighbourhood reserves located within easy walking distance of all sites (no greater than 500m)
- f) provision for future road access to land to the north and south
- g) provision for pedestrian accessways to the east and west.

1.26 Subdivision within the L1 zone is a controlled activity subject to meeting specified standards. Where development fails to comply with the relevant controlled activity standards, then subdivisions will proceed as either discretionary restricted, discretionary or non-complying activity (as specified in the District Plan rules).

2. PROPOSED AMENDMENTS TO THE DISTRICT PLAN

2.1 The most appropriate means to achieve the proposed Plan Change is to largely adopt the existing provisions of the Living 1 zone of the SDP. No new objectives or policies are proposed as part of this Plan Change request.

2.2 The changes sought to the SDP (more specifically adopting the Living 1 zone provisions, adding a new ODP appendix, and amending the planning maps) are in order to enable the proposed rezoning to proceed are outlined in Table 2.1 below.

2.3 Text that is proposed to be added is shown ***bold italics and underlined*** and text to be deleted is shown in bold italics, with a ***~~strikethrough~~***. Please note that as only the proposed new and amended provisions to the District Plan are shown in the table below, these should be read in conjunction with the full provisions of the District Plan.

Table 2.1: Proposed Amendments to the Selwyn District Plan

Amendment 1	Include the Living 1, Living X and Living 1 Deferred - Kimberley Road Outline Development Plan as attached to this document (Annexure 3) as a new Appendix E41B to the District Plan.
Amendment 2	Amend zoning of the Site from Rural Outer Plains to Living 1 Zone (14.6 ha) and Living 1 Deferred (45.9977 ha) as shown on the Living 1, Living X and Living 1 Deferred Darfield - Kimberley Road ODP – District Plan Map in Selwyn District Plan (e-Plan).
Amendment 3	<p>Chapter B4 Growth of Townships – add new policy for Darfield:</p> <p><u>Policy B4.3.28A</u></p> <p><u>To manage, subdivision, land development and use in the Living 1 and Living 1 Deferred zones at Kimberley Road Darfield (as shown on Appendix E41B) to facilitate residential development, serviced by appropriate reticulated wastewater treatment and disposal systems, including some medium density housing and a retirement village.</u></p> <p><u>Explanation and Reasons</u></p> <p><u>The Kimberley Road L1 and L1 Deferred zones make provision for some smaller more affordable housing than other living zones in Darfield and a retirement village. This is in recognition of the ageing population and trend towards smaller households. The location, close to and readily accessible from the existing town centre, is ideal.</u></p> <p><u>The L1 zone will be serviced by a consented community wastewater treatment and disposal scheme located on adjoining land to the north. There is flexibility to extend this scheme to service the Stage 2 development area, zoned L1 Deferred. However, this will require a further wastewater discharge consent.</u></p>
Amendment 4	<p>Chapter 4.5 Buildings and Sewerage Disposal</p> <p>Add new rule as follows:</p> <p><u>4.5.1C In the case of the Living 1 and Living 1 Deferred zones as identified on the Outline Development Plan at Appendix E41B, the erection of any dwelling or principal building or a retirement village shall be a permitted activity provided that it is connected to a communal 'off site' wastewater treatment plant and land treatment disposal system which is subject to an approved and current wastewater discharge consent. If and when a Selwyn District Council reticulated wastewater treatment and disposal system becomes available to service this area, all existing and new dwellings, principal buildings and the retirement village will be required to connect, pursuant to provisions in the Local Government Act 1974/2002</u></p>
Amendment 5	<p>Chapter 4.5 Buildings and Sewerage Disposal</p> <p>Amend Rule 4.5.3:</p> <p>4.5.3</p> <p>Any activity which does not comply with Rule 4.5.1, Rule 4.5.1A, <u>4.5.1C, 4.5.1D</u> or Rule 4.5.2 shall be a non-complying activity</p>

Amendment 6	Chapter 4.5 Buildings and Sewerage Disposal Add to Note 2 as follows: 2. If the Council and the community decide to install a reticulated sewage treatment and disposal system, the Council may require existing dwellings and principal buildings to connect, pursuant to provisions in the Local Government Act 1974. <u>In the case of the Living 1 Zone as identified on the Outline Development Plan at Appendix E41B, this will be compulsory as the proposed community treatment and disposal system which will service this area has been designed to facilitate reticulation to a Council system if and when this becomes available.</u>														
Amendment 7	<table><tr><td colspan="3">Chapter 4.7 Living Zone – Buildings and Site Coverage Amend Table C4.1 Site Coverage Allowances as follows:</td></tr><tr><td rowspan="4">Living 1</td><td>Including garage</td><td>40%</td></tr><tr><td>Excluding garage</td><td>40% mi</td></tr><tr><td>Emergency Services only</td><td>50%</td></tr><tr><td><u>Retirement village as identified in ODP at Appendix E41B. Site coverage will be calculated over the entire retirement village site.</u></td><td><u>45%</u></td></tr></table>			Chapter 4.7 Living Zone – Buildings and Site Coverage Amend Table C4.1 Site Coverage Allowances as follows:			Living 1	Including garage	40%	Excluding garage	40% mi	Emergency Services only	50%	<u>Retirement village as identified in ODP at Appendix E41B. Site coverage will be calculated over the entire retirement village site.</u>	<u>45%</u>
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Amendment 8	Chapter 4 Living Zone – Reasons for Rules Amend as follows:- Higher levels of site coverage have also been provided for emergency services <u>and retirement villages</u> recognising their importance to the community <u>and that retirement villages are comprehensively designed, including with regard to open space, and retirement housing requires less open space than standard housing.</u> Their general one-off locations <u>of emergency services</u> throughout the district's townships will ensure any impact of increased density on the overall character of an area is minimal.														
Amendment 8	Chapter 4 Living Zone – Buildings Add new Rule 4.19 as follows:- <u>4.19 Darfield – Retirement Village</u> <u>Within the L1 Zone at Darfield a retirement village shall be a restricted discretionary activity in the location shown on the Appendix E41B Outline Development Plan. Council shall restrict the exercise of its discretion to the following:</u> <u>14.19.1 incorporation of Crime Prevention Through Environmental Design (CPTED) principles, including effective lighting, passive surveillance, management of common areas and clear demarcation of boundaries and legible entranceways;</u> <u>14.19.2 residential amenity for neighbours, in respect of outlook, scale, privacy, light spill, and access to sunlight, through site design, building, outdoor</u>														

	<p><u>living space and service/storage space location and orientation, internal layouts, landscaping and use of screening;</u></p> <p><u>14.19.3 creation of visual quality and interest through the separation of buildings, variety in building form, distribution of walls and openings, and in the use of architectural detailing, glazing, materials, and colour</u></p>
Amendment 9	<p>Chapter 12.1 Subdivision – General</p> <p>Add Rules 12.1.3.4A and 12.1.3.4B as follows:-</p> <p><u>12.1.3.4A</u></p> <p><u>In the case of the Living 1 zone as identified on the Outline Development Plan at Appendix E41B, any lot shall be connected to a communal ‘off site’ wastewater treatment plant and land treatment disposal system which is subject to an approved and current wastewater discharge consent.</u></p> <p><u>12.1.3.4B</u></p> <p><u>In the case of the Living 1 Deferred zone as identified on the Outline Development Plan at Appendix E41B, any lot shall be connected to a Council reticulated wastewater treatment and disposal system</u></p>
Amendment 10	<p>Chapter 12.1 Subdivision – Size and Shape</p> <p>Amend Rule 12.1.3.6 as follows:-</p> <p>12.1.3.6</p> <p>Any allotment created, including a balance allotment, contains a building area of not less than 15m x 15m, except for sites greater than 400m² in area in a medium density area shown on an Outline Development Plan where the minimum building area shall be not less than 8m x 15m. For sites that form part of a comprehensive Medium Density development in a Medium Density Area covered by an Outline Development Plan <u>and Retirement Villages</u>, there shall be no minimum building area requirement; and</p>
Amendment 11	<p>Chapter 12 Subdivision – Darfield</p> <p>Add Rule 12.1.3.16A as follows:-</p> <p><u>12.1.3.16A</u></p> <p><u>Any subdivision of land within the area shown in Appendix E41B - Living 1, Living X and Living 1 Deferred Zone, Kimberley Road Darfield Outline Development Plan, shall comply with the layout and contents of that Outline Development Plan and shall comply with any standards referred to in the Outline Development Plan.</u></p> <p><u>12.1.3.16B</u></p> <p><u>No subdivision of land in the Living 1 Deferred Zone shown in Appendix E41B shall occur until a Council reticulated wastewater treatment and disposal system is available to service this area and any lots created are connected to this system.</u></p>
Amendment 12	<p>Chapter 12 Subdivision – Table C12.1 Allotment Sizes</p> <p>Amend Table C12.1 as follows:-</p>

	Township	Zone	Average Allotment Size Not Less Than
	Darfield	Living 1	650m ²
		<u>Living 1 Zone at Kimberley Road Darfield as identified in Appendix E41B</u>	<u>650m², except for Medium Density (Small-lots): Maximum average allotment size of 500m², with a minimum individual allotment size of 400m²</u>
		<u>Living 1 Zone at Kimberley Road Darfield as identified in Appendix E41B</u>	<u>Retirement Village: no minimum lot size</u>
		Living 2	5,000m ²
		Living 2 (Deferred)	Refer to Subdivision - General Rules. 5,000m ² if criteri
Amendment 13	Chapter D Definitions Add definition of Retirement Village as follows:- <u>Retirement Village means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who may be retired, and any spouses or partners of such people. It may also include any of the following facilities for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</u>		
Amendment 14	Chapter D Definitions Amend definition of Residential Activity as follows:- Residential Activity: means the use of land and buildings for the purpose of living accommodation and ancillary activities. For the purpose of this definition, residential activity shall include: a) Accommodation offered to not more than five guests for reward or payment where the registered proprietor resides on-site b) Emergency and/or refuge accommodation c) Supervised living accommodation and any associated caregivers where the residents are not detained on the site <u>d) Retirement villages...</u>		

3. STATUTORY FRAMEWORK

Requests for Changes to Plans

- 3.1 Under Clause 22(1) of the First Schedule, a plan change request shall explain the purpose of, and reasons for, the change to a plan, and contain an evaluation report prepared in accordance with section 32 for the proposed change.
- 3.2 Under Clause 22(2) where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change.
- 3.3 It is requested that the proposed Plan Change request be accepted in accordance with Clause 25(2)(b) of the First Schedule of the Act and that the Selwyn District Council proceed to publicly notify the request under Clause 26.
- 3.4 It is considered that there is no reason(s) to reject the request in whole or part under Clause 25(4) of the First Schedule:
 - a) the request or part of the request is not frivolous or vexatious; and
 - b) within the last 2 years, the substance of the request or part of the request—
 - (i) has not been considered and given effect to, or rejected by, the local authority or the Environment Court; and
 - (ii) has not been given effect to by regulations made under section 360A; and
 - c) the request or part of the request is in accordance with sound resource management practice; and
 - d) the request or part of the request would not make the policy statement or plan inconsistent with Part 5; and
 - e) the request is not to change a plan that has been operative for less than two years.

Section 32 Evaluation (Clause 22(1) RMA)

- 3.5 Section 32 of the Act requires that an evaluation report is prepared which identifies the objective of the proposal, determines if it is the most appropriate method of achieving the purpose of the Act, and if the proposed amendments to the District Plan are the most efficient and effective method of achieving the objective.

- 3.6 The Section 32 Evaluation (attached as **Annexure 5**) concludes that, of the possible alternative methods for achieving residential development for this Site, and implementing the District Plan objectives and policies, the plan change is the most efficient and effective method.

Effects on the Environment (Clause 22(2) RMA)

- 3.7 Actual and potential adverse effects on the environment from implementation of the Proposed Plan Change are discussed here. The discussion draws on the various assessments and expert advice and reports received. These are attached as Appendices to this request.
- 3.8 Schedule 4, Clause 6 (1) (a) – (h) of the Act sets out the information required in an assessment of effects on the environment (AEE). Clause 7 of Schedule 4 helpfully identifies the matters that an AEE must address. These matters have been considered below and also include consideration of the matters and issues identified in the relevant District and Regional planning documents.

Neighbourhood and wider community effects (Clause 7(1)(a) Schedule 4)

- 3.9 The proposal helps deliver an outcome sought through the Malvern Area Plan 2016 of “squaring up” Darfield as a service centre and providing more balance to the town’s form. It avoids development stringing out along the State Highway, something the SDP specifically identifies as an undesirable outcome:

Policy B3.4.6: Encourage townships to expand in a compact shape where practical.

It provides residential lot choices anticipated by its identification as DAR 7 and, together with the retirement village provides a positive effect of enabling choices for the Darfield and wider community in providing for their well-being and housing needs. The provision of some smaller medium density housing will accommodate smaller, more affordable housing, a house typology currently ‘missing’ at Darfield, partly due to the larger minimum site sizes required for on-site wastewater treatment and disposal. That constraint does not exist with the subject plan change, because a reticulated community treatment and disposal system is proposed to service the development.

- 3.10 The effects of new residential development are not unplanned for, nor unexpected given the preferred future residential development status of the Site in the MAP. Adopting the existing SDP plan development and subdivision standards (and in addition, with specific provision in an identified location for a retirement village and some medium density housing) will provide continuity in town character, amenity and quality of environment. It will add seamlessly to the townscape that currently exists. The proposal is consistent with Policy B3.4.3 which sets out the desired attributes and qualities of Living Zones.
- 3.11 Including an ODP in the proposal signals early to the community the form and layout of the development, and confirms its “fit” within the townscape. This provides a high level of certainty to the community, rather than pursuing a staggered, possibly ad hoc, approach to

development through several resource consents. It also ensures a coordinated and comprehensive approach to development.

- 3.12 The provision of a 'full service' retirement village as the first of its type for the town will meet a need which has been established in research and advice provided by Colliers International. The likely catchment area will include Darfield and a secondary area including Kirwee, Oxford, Glentunnel, Hororata and Springfield. The overall proposal is looking to address future community needs in part from the forecast aging of population, and in part from the trend to various forms of supported living environment. Darfield already has a significantly higher percentage of persons aged over 65 (21.7% in 2013 census) compared with the national average (14.31%).
- 3.13 There are other positive effects. The proposal enables the continued growth of Darfield and enhances its potential role as a service centre foreshadowed in the Malvern Area Plan. It provides more scale to the township assisting in the retention of and provision of new or additional services and facilities.
- 3.14 The Site is a coherent block that minimises edge effects to the remaining farming land that will retain its Rural Outer Plains Zoning. That by itself minimises any risk of reverse sensitivity effects from farming operations to residential use, and vice versa. The provision of larger lots on the edge of the Site also will effectively manage the residential/farm interface. As a mixed cropping operation the rural effects are relatively benign and low key in terms of noise, dust and odour.
- 3.15 If the proposal is not confirmed by the Council, there will still be edge and reverse sensitivity effects arising from the present disposition of residential and rural land uses. The proposal simply shifts and reduces the less than minor effects that may present themselves.
- 3.16 Overall the effects on the neighbourhood and wider community will be positive and welcomed.

Physical effects on the locality/ landscape and visual effects (Clause 7(1)(b) Schedule 4)

- 3.17 The dominant physical, visual and landscape effect will be a change from a rural outlook and quality to an urban form and amenity. An openness will be replaced by a built-up feel; a uniformity in the seasonal rural colour palette will be replaced by a greater variety and intensity of colour; new qualities and attributes like lighting at night, controlled water run-off, and a greater proportion of hard surfaces, and a general busy-ness is typical of replacing farming with housing.
- 3.18 During subdivision and lot development there will be land disturbance, but that will be a temporary effect. There will be no net loss of soil from the site as a quality residential development needs to draw on good ground to establish.

Effects on ecosystems and habitats (Clause 7(1)(c)) Schedule 4)

- 3.19 There are presently no areas with indigenous vegetation remnants on the Site; there are no watercourses or riparian features to be lost; there will be no net loss of biodiversity as a grassland/cropping environment is replaced with the biodiversity generated from landscaped residential and reserve lots.

Effects on natural and physical resources (Clause 7(1)(d)) Schedule 4)

- 3.20 There are no natural and physical resources on the Site having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations.
- 3.21 Clearly there is a less than minor effect from the minimal loss of a physical farming resource (which does not comprise LUC 1 & 2 versatile soils). Offsetting that, the productivity arising from the proposed use of the land for residential activity, and the provision of a retirement village, will be enduring and sustainable.

Discharges of contaminants into the environment (Clause 7(1)(e)) Schedule 4)

- 3.22 The proposal does not involve the discharge of contaminants other than minor and temporary effects of noise and dust discharges during subdivision and lot development. There are no hazardous substances involved in the proposal.

Risks from natural hazards or hazardous installations (Clause 7(1)(f)) Schedule 4)

- 3.23 The Site is adjacent to the existing township. No planning documents identify any risks from natural hazards such as flooding, liquefaction or slippage/subsidence. The Site is flat to undulating and is ideally suited to residential building.

Contaminated land

- 3.24 The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed, and if necessary, the land is remediated or the contaminants contained to make the land safe for human use. The NESCS classifies as permitted activities the sub-dividing land or changing land use where a preliminary investigation shows it is highly unlikely the proposed new use will pose a risk to human health.
- 3.25 Fraser Thomas Limited (FTL) undertook a Preliminary Site Investigation in October 2019 (**Annexure 8**) in accordance with the NESCS to assess the likelihood of soil contamination on the Site. This investigation has confirmed that the subject site has only been used for tree plantation and pastoral purposes, and has not found any HAIL activities affecting the site. Therefore, under Regulation 5(7), the NESCS does not apply to the subject site.

Geotechnical Issues

- 3.26 **Annexure 9** contains a Geotechnical Assessment of the Site. In summary the Assessment concludes that the site is unlikely to be susceptible to liquefaction, and *“the risk of any significant liquefaction induced ground deformation occurring at the site in response to a large earthquake is considered to be low.”* (Summary)

The Geotechnical Investigation Report concludes that *“the site is considered suitable for its intended use.”*

- 3.27 Foundation design recommendations for future proposed residential development are set out in Sections 7 and 8 of the report. It concludes that the design and inspection of foundations should be in accordance with NZS 3604:2011, New Zealand Standard, Timber Framed Buildings.

Alternative locations or methods for the activity (Clause 6(1)(a) and (h) Schedule 4)

- 3.28 There is no need to argue for an alternative location for the proposal or an alternative method to provide for residential development:
- a) The AEE shows there to be less than minor effects, and a number of positive effects arising from the proposal;
 - b) The activity will not affect the exercise of a protected customary right.

4. SERVICING FOR THE PROPOSAL AND EFFECTS ARISING FROM SERVICING

- 4.1 The site is presently farmland and as such it is not serviced by any public infrastructure services. It is bare land. A specific report on wastewater options is at **Annexure 7**, while **Annexure 6** contains a Servicing Report which outlines the status and capacity of existing utilities that will service the proposed residential development of the Site.

Wastewater

- 4.2 **Annexure 7** contains detailed options and proposals for the wastewater treatment plant. The report concludes that
- “Based on the environmental conditions within the Darfield vicinity, it is considered that all options presented for the sewage collection, wastewater treatment and effluent discharge, are viable and a discharge consent is likely to be procured for all options.”*
- 4.3 The 14.6ha site to be re-zoned L1 is to be serviced by a privately owned communal package treatment plant and effluent disposal area to be located on adjoining farmland presently zoned Outer Plains.
- 4.4 The 40ha site to be zoned L1 Deferred will either be connected to that package treatment plant in an expanded form, or to a Council scheme if one is available at the time that site is to be developed.

- 4.5 A land use resource consent and a discharge consent are being applied for concurrently with this plan change request for the development and operation of the package treatment plant. Those consents will ensure that any adverse effects on the environment will be properly managed.
- 4.6 This shows that the wastewater proposals are a feasible option and will adequately service the 14.6ha site as the first stage, and the L1 Deferred.

Roading and traffic effects

- 4.7 The proposal is managed through an ODP. Part of that is to establish a roading pattern, showing connections to existing road networks, future connections to the land to be re-zoned Living 1 Deferred, and provision for internal circulation in the site.
- 4.8 The location of the retirement village has been chosen within the ODP to recognise its specific traffic generation characteristics and the need for it to have good road connections.
- 4.9 It is not anticipated that the scale of the Stage 1 development, including the retirement Village, will have a significant effect on the township roading network, nor the State Highway.

Stormwater servicing

- 4.10 There is currently no existing reticulated stormwater network on the Site, or close to the site. The proposal is for stormwater to be managed by onsite soakage from buildings. Stormwater run-off within the road corridors will be via swales in to appropriately spaced and sized soakpits via sumps. The road corridor will be used as overland flow paths to direct stormwater runoff when the soakpits are at full capacity (50 year design storm).

Stormwater discharge resource consents will be required.

Water supply

- 4.11 The Darfield water supply is sourced from two town supply deep wells, and reticulated water mains in Kimberley Road and Broadmeadows Drive can be connected into.
- 4.12 Selwyn District Council has indicated that there is sufficient supply in the Darfield network to service the proposed development, and there will be sufficient pressure in the system to meet firefighting requirements.

Power and Telecommunications

- 4.13 Orion has confirmed that its network has capacity to service the proposal. The development will be serviced by street lighting to industry standards to be confirmed at subdivision stage.

4.14 Chorus has confirmed that its network has capacity to service the proposal.

5. SECTIONS 74 AND 75 – MATTERS TO BE CONSIDERED

- 5.1 Sections 74 and 75 of the Act set out the matters to be considered by a territorial authority in deciding to change its plan, including changing its plan through a Plan Change request.
- 5.2 Before a plan change can be incorporated into a District Plan, the key matters that need to be considered include:

74 Matters to be considered by territorial authority

A territorial authority must prepare and change its district plan in accordance with—

- (a) its functions under section 31; and*
- (b) the provisions of Part 2; and*
- (c) a direction given under section 25A(2); and*
- (d) its obligation (if any) to prepare an evaluation report in accordance with section 32; and*
- (e) its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and*
- (ea) a national policy statement, a New Zealand coastal policy statement, and a national planning standard; and*
- (f) any regulations.*

75 Contents of district plans

- (3) A district plan must give effect to—*
 - (a) any national policy statement; and*
 - (b) any New Zealand coastal policy statement; and*
 - (ba) a national planning standard; and*
 - (c) any regional policy statement.*

- 5.3 An assessment of the proposed Plan Change in relation to each of the above matters is outlined below.

Functions under section 31

- 5.4 The proposal, if approved, will form part of the Selwyn District Plan and will enable the Council to give effect to its obligations under section 31 RMA

The purpose of the preparation, implementation, and administration of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of this Act. (section 72 RMA)

5.5 Those functions relevantly for this plan change include

(a) integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:

(aa) the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district:

(b) the control of any actual or potential effects of the use, development, or protection of land

5.6 The Proposal includes provisions to address these matters and will ensure sufficient residential land of a form, location, urban design and development and subdivision standards to achieve a number of SDP policies. It will help deliver the Council's strategic intentions for Darfield.

5.7 The Council has the key function of maintaining a district plan as provided in section 73 RMA

(1) There must at all times be 1 district plan for each district, prepared in the manner set out in the relevant Part of [Schedule 1](#).

(1A) A district plan may be changed in the manner set out in the relevant Part of [Schedule 1](#).

(2) Any person may request a territorial authority to change a district plan, and the plan may be changed in the manner set out in [Part 2](#) or [5](#) of [Schedule 1](#).

Part 2 Resource Management Act 1991

5.8 The proposal will only be approved if the Council determines that the proposed plan change will achieve the purpose of the Act which is the essence of Part 2. There are checks and balances in the plan change process to assist with that decision including public consultation, submissions and hearings, and the documentation requirements of the First Schedule and section 32 RMA.

5.9 The proposal has been based on expert advice, consulted on before notification, and has met all the requirements of the First Schedule to assist in setting out how the proposal will achieve Part 2 purposes.

Direction under Section 25A(2)

5.10 The proposal does not arise from a direction from the Minister.

Evaluation under section 32

- 5.11 An evaluation report has been prepared for the proposal. This is at **Annexure 5**.
- 5.12 The section 32 report shows that
- a) the objectives of the proposal are the most appropriate way to achieve the purpose of this Act; and
 - b) the provisions in the proposal are the most appropriate way to achieve the objectives.
- 5.13 The report contains 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.

National Policy Statements

- 5.14 The Minister for the Environment recently publicly advertised for submission two proposed National Policy Statements:
- a) a proposed NPS for Highly Productive Land, and
 - b) a proposed NPS on Urban Development.

As proposals subject to submissions and decisions by the Minister they are at a very early stage in their development as statutory instruments. This plan change has not been assessed against them.

- 5.16 The National Policy Statement – Urban Development Capacity 2016 provides direction to decision-makers under the Resource Management Act 1991 (RMA) on planning for urban environments.

It recognises the national significance of well-functioning urban environments, with particular focus on ensuring that local authorities, through their planning, both:

- *enable urban environments to grow and change in response to the changing needs of the communities, and future generations; and*
- *provide enough space for their populations to happily live and work. This can be both through allowing development to go “up” by intensifying existing urban areas, and “out” by releasing land in greenfield areas.*

This national policy statement aims to ensure that planning decisions enable the supply of housing needed to meet demand. (Preamble page 3)

- 5.17 The NPS usefully defines an urban environment
- Urban environment** means an area of land containing, or intended to contain, a concentrated settlement of 10,000 people or more and any associated business land, irrespective of local authority or statistical boundaries.
- 5.17 The proposal is to re-zone land for residential purposes adjacent to, and connected with, the existing built environment of Darfield township. The township at the 2013 Census was home to 1935 people. Although the results of the 2018 Census are still unavailable, and even though

the NPS addresses future growth and development, it is improbable that Darfield will reach the 10,000 population threshold for the NPS to apply.

- 5.18 NPS policies PA1-PA4 apply to any urban environment (defined as greater than 10000 pop) that is expected to experience growth. Darfield does not qualify as an urban area (being less than 10000), and it is arguable it will experience growth at the forecast rate that qualifies Christchurch as a high urban growth area. The focus of the policies are on urban areas (as defined by Statistics NZ in 2016).
- 5.19 A local authority has other certain duties for its urban areas arising from other policies, but the thresholds used in the NPS – UDC are for urban areas between 10,000 and 30,000, and for urban areas over 30,000 population, and where they are forecast to experience medium or high growth.
- 5.20 The focus of the NPS is on analysis and assessment for qualifying urban areas by local authorities. Selwyn District is not an urban area; it is a local authority within which certain urban areas may qualify for consideration under those policies. The duties arising from PA1 – PA4 are in relation to qualifying urban areas by local authorities.
- 5.21 Darfield as an urban area of well under 10,000 population is well below the threshold for application of the NPS – UDC. Accordingly the NPS-UDC does not apply. SDC officers have confirmed that they agree with this conclusion.
- 5.22 This proposal has not considered the feasibility of the proposal, nor the demand parameters that the NPS requires, as a formal part of justifying this plan change proposal against the NPS. However the applicants have commissioned research in to such matters by Colliers International (November 2019). Colliers has confirmed that the proposal for retirement village is feasible if it draws form a sub-regional area wider than the immediate environs of Darfield, and the residential component of the proposed plan change can be successfully marketed over time.
- 5.23 The Colliers Report contains market sensitive information and does not form part of the application. The investment risk is for the applicants to manage, and especially as the applicants propose to provide a community wastewater scheme themselves, there is little risk to the Council as an infrastructure provider.
- 5.24 There are no other NPS that are relevant to this proposal.

National Planning Standards

- 5.25 The purpose of the 2017 National Planning Standards is to improve consistency in plan and policy statement structure, format and content.
- 5.26 The applicants consider there is a choice whether the proposal adopts either the existing SDP residential zone names, or the National Standards descriptors.

- 5.27 Discussions with SDC planning staff confirm a preference to retain existing SDP Zone names and, if the proposal is adopted, then alignment with the National Standards can happen as part of the SDP review (2020). The alternative names from the National Standards are: Low density residential zone, General residential zone, or Medium density residential zone.
- 5.28 The proposed plan change will adopt the L1 Zoning and Living 1 (Deferred) Zone.

Regulations

- 5.29 No Regulations are relevant for this proposal as they are mostly dealing with administrative matters.

Canterbury Regional Policy Statement 2013 (CRPS)

- 5.30 An assessment of the proposed Plan Change against the relevant provisions of the RPS is contained in **Annexure 4** (Table 1).
- 5.31 This demonstrates that the proposed Plan Change is in accordance with the relevant objectives and policies of the RPS.

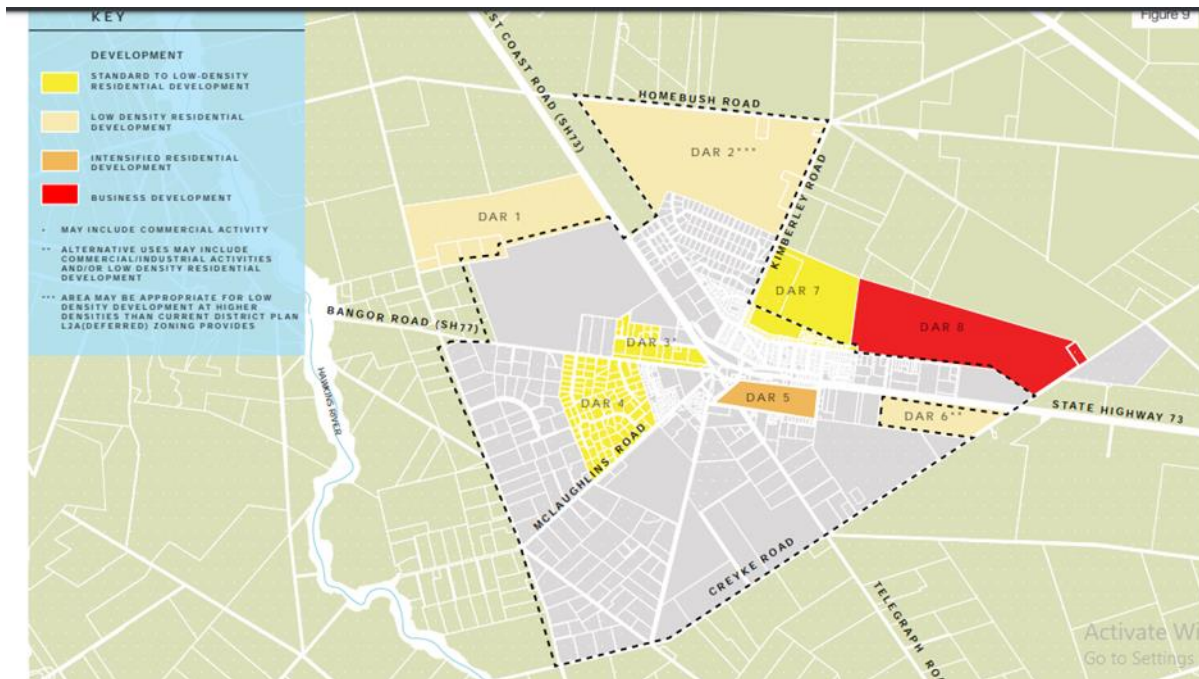
6. ASSESSMENT AGAINST OTHER PLANNING DOCUMENTS

Malvern Area Plan - 2031

- 6.1 The primary purpose of the Malvern Area Plan (MAP) is to provide high-level planning direction to guide the growth and sustainable management of each township in the Malvern area through to the year 2031.
- 6.2 The Area Plan does not rezone land, but indicates a range of issues and opportunities that will inform the ongoing strategic planning and management of growth for each township through to 2031. While the Area Plan is non-statutory, it does help to inform the District Plan Review (DPR) and other statutory planning processes under the Resource Management Act (RMA), and Local Government Act 2002.
- 6.3 In terms of opportunities for population, growth capacity and urban form, the MAP acknowledges that there are *opportunities to facilitate more intensive housing typologies within close proximity to the town centre to better meet the needs of the wider community.*
- 6.4 The Council's preferred approach for this is however is to develop and apply intensification criteria through the District Plan Review process to facilitate elderly persons housing and/or medium-density development options in appropriate locations. The MAP goes onto states that *any proposed growth locations should be concentrated around existing areas of development*

that have not been fully utilised or located at the northern end of the township near existing water bores to utilise water supply pump pressure and avoid large upgrades to the existing network. The Site is located at the northern end of the township, but still close to the town centre.

- 6.5 The MAP identifies the Site as Preferred Future Development Area 7 (DAR7) for standard to low density residential development



- 6.6 DAR 7 acknowledges that the Site has a potential opportunity to provide mixed-use living densities to be progressively developed from the current township boundary in the north-east direction.

- 6.7 Advantages of developing the Site include:

- The area is close to the Darfield town centre and other community services and provides for a compact and concentric urban development pattern. A mixed-use living zone would be consistent with adjacent urban areas. The area has high amenity values, with views to the Torlesse Range.
- The area is a suitable location from an infrastructure servicing perspective because it can provide for its own servicing, and is well connected to existing roading networks.

- 6.8 The proposed Plan Change has addressed these matters in the following ways:

- The development of the Site will achieve a consolidated settlement pattern with clear township boundaries which are well integrated with the town centre.

- b) The Site is close to the existing Darfield township centre and is a logical area for growth given close proximity to the town centre. The Site can achieve a high level of connectivity and integration with the existing township.
- c) The proposed Outline Development Plan for Area 7 illustrates how the land can be developed in a comprehensive and integrated way with provision for roading links to adjoining zoned and developed areas, and to future development areas to the north and east.
- d) The Site is conveniently located to the main bus line, where Red Bus operates a fully funded weekday morning and afternoon commuter service between Darfield and Christchurch Central, offering alternative modes of transport to the Central City.
- e) Darfield is identified as a Service Centre in the document Selwyn Development 2031. The population of Darfield is predicted to experience the largest amount of growth in the Malvern Ward out to 2031 with an increase in population from 2,890 (2014/15) to 3,965 persons (2030/31). As a Service Centre, with a projected increase in population it is essential that the SDP focusses on the strategic growth needs of the township, which is the key service centre for the northern area of the District, west of Greater Christchurch.
- f) The Site is a logical residential growth direction for the township, which would result in a more concentric urban form, in keeping with Policy B4.3.6 - Encourage townships to expand in a compact shape where practical

6.9 Possible disadvantages of developing the Site identified in Malvern 2031 include:

- a) Suitable setbacks or interface treatments will be required to avoid any adverse reverse sensitivity effects with the Business 2 land to the south-east, and if any greenfield industrial Business 2 areas were to establish in Area 8 to the east.
- b) The land is comprised of Class 3 soils, which are valued for their productive capacity but are less valuable than Class 1 & 2 versatile soils.
- c) In the adjoining Living 1 zone there is the potential for adverse impacts on existing residents who have become accustomed to the character of the area

6.10 The proposed Plan Change has addressed these matters in the following ways:

- a) Reverse sensitivity (Business 2 land and Area 8): appropriate setbacks and other mitigation measures (noise standards, planting etc) can be implemented at the residential/business zone boundary.
- b) Class 3 soils: facilitating standard (and potentially medium density) residential development will minimize the amount of land to be utilized for urban development (compared to lower density residential development).

Selwyn District Plan (SDP)

6.11 **Annexure 4** (Table 2) contains a detailed assessment of the proposed Plan Change against the relevant objectives and policies of the SDP. This assessment demonstrates that the

proposed Plan Change is in accordance with the relevant requirements of the L1 zone of the SDP and other relevant objectives and policies.

Mahaanui Iwi Management Plan

- 6.12 The Mahaanui Iwi Management Plan (MIMP) 2013 was released on 1 March 2013. It was prepared by the six Papatipu Rūnaka of the takiwā that extends from the from the Hurunui River in the north, to the Hakatere/Ashburton River in the south, inland to Kā Tiritiri o Te Moana (the Southern Alps), and including Te Pātaka o Rākaihautū (Banks Peninsula), and the coast. These runanga are:
- Ngāi Tūāhuriri Rūnanga
 - Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga
 - Te Rūnanga o Koukourārata
 - Ōnuku Rūnanga
 - Wairewa Rūnanga
 - Te Taumutu Rūnanga
- 6.13 The MIMP is a tool for tangata whenua to express their identity as manawhenua and their objectives as kaitiaki, to protect their taonga and resources, and their relationships with these. The MIMP seeks to ensure that these taonga and resources are recognised and protected in the decision-making of agencies with statutory responsibilities to tangata whenua. Importantly it is also a tool that assists Papatipu Rūnanga representatives to articulate their values, issues and policy into statutory processes.
- 6.14 The MIMP includes both general objectives and policies about the management of land, air, and water, and also includes region specific objectives and policies including for the Te Waihora area, which includes Darfield.
- 6.15 With respect to general objectives and policies the proposed plan change and application site will not affect landscapes, or sites of cultural heritage or significance (Chapter 5.8). The application site does not contain any areas of significant biodiversity, and the proposal seeks to include landscaping within the reserves, and in road corridors adding to the overall biodiversity of the Canterbury Plains consistent with Chapter 5.5 of the MIMP.
- 6.16 The proposal includes the use of an off-site community wastewater package treatment plant for managing sewage from the Site. The Wastewater Infrastructure Option Report shows that treatment and disposal however is feasible and there will not be adverse effects on groundwater or surface water. A discharge consent for the operation of this plant is being sought.
- 6.17 Stormwater from buildings and roads can be disposed of to ground consistent with the objectives and policies contained in Chapters 5.3 and 5.4 of the MIMP. The proposal does not preclude individual land owners from installing rainwater collection and use from roof areas at the time of building development.

- 6.18 Chapter 6.11 is the area specific section for the Te Waihora area and has a key theme of Ki Uta Ki Tai (from the mountains to the sea) with respect to effects on Te Waihora/ Lake Ellesmere. The proposed plan change has been designed taking into consideration the potential effect of resultant subdivision and development on the rivers and streams that flow into Te Waihora/Lake Ellesmere.
- 6.19 There are no identified sites of significance within the Site, nor are there any known areas of mahinga kai. The Site has a long history of use for cropping and grazing purposes.
- 6.20 A summary of the Plan Change was provided to Mahaanui Kurataiao (MKT) for its comment, in tandem with consultation on the wastewater discharge consent application for the proposed community wastewater treatment and disposal scheme. No response has been received to date.
- 6.20 Overall it can be considered that the proposal is in accordance with the provisions of the Mahaanui IMP, and appropriate steps will be taken at the subdivision stage to ensure consistency with the relevant objectives and policies.

7. CONSULTATION

- 7.1 Consultation has been carried out with SDC, ECAN, Canterbury District Health Board and Mahaanui Kurataiao during the course of developing the proposed Plan Change, and in relation to the ODP. A consultation record is attached as **Annexure 10**.
- 7.2 The ODP has been revised in response to SDC feedback, including ensuring appropriate provision of neighbourhood reserves (within 500m of all residential sites); location of medium density housing close to reserves; appropriate internal roading network and connectivity for vehicles and pedestrians, including connections to north, east and south.
- 7.3 An off-site community treatment plant and disposal plant has been chosen as the preferred wastewater servicing option, notwithstanding the greater cost to the applicant. This is in response to concerns raised by ECAN and in particular CDHB regarding on site wastewater treatment and disposal. Currently, SDC has no plans to provide a reticulated sewerage scheme at Darfield.
- 7.4 The Site's location as a preferred future development area has already been consulted on as part the MAP consultation process. Accordingly, not further specific consultation with the community has been undertaken. Matthew Reed and family (one of the applicants) owns the adjoining Broadgate subdivision to the south.

8. CONCLUSION

- 8.1 The proposed Plan Change seeks to rezone 60.5977ha of land adjoining Darfield, from Outer Plains Zone to L1 and L1 Deferred.
- 8.2 The Site has a long history of farming use and is not restricted by potential natural hazards, sites of significance to iwi, there are no water bodies or rivers. The Site has some road frontage but otherwise is wholly unserviced. It is well suited for conversion to residential use.
- 8.3 The Site is identified within the Malvern Area Plan as a preferred future development area (DAR 7). It is in a location that achieves compact town growth offering ease of access to business services, community facilities and the primary road network.
- 8.4 The proposal provides for a connected and high amenity residential living environment while avoiding and/or mitigating any potential adverse effects on the environment. It will provide for continuing demand for standard residential sections in an ideal location, within easy walking distance of the existing town centre services and facilities. It will broaden the range of housing available and will provide the first 'full service' retirement village in Darfield.
- 8.5 The use of this Site for residential purposes has been demonstrated through this Plan Change request to be a sustainable and efficient use of land and infrastructure. The re-zoning better provides for the social, economic, environmental well-being of the Darfield community than continuation of the current low intensity farming use.
- 8.6 Rezoning of the site to L1 Zone and L1 Deferred Zone is consistent with the policies and objectives of the SDP and the CRPS.
- 8.7 As the proposed Plan Change helps achieve the Purpose of the Act, and has been shown to be consistent with the relevant provisions of the various National Policy Statements, and the relevant regional and district policies and plans, it can be accepted by Selwyn District Council in accordance with Clause 25(2) of the First Schedule of the Act.