

Appendix 13: Section 32 Assessment

Introduction and RMA requirements

Rupert and Catherine Wright (the applicants) are requesting a change to the operative Selwyn District Plan (SDP) to change the zoning of the application site from Rural Outer Plains to a mix of Business 2 and Living 1 zoned land.

This application has outlined the background to and reasons for the requested Plan Change. The amendments to the SDP are outlined in Section 7 of this application. No environmental effects are anticipated by the change of zoning, however the potential environmental effects of implementation of the proposed plan change have been described in Section 8 of this application.

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

32 Requirements for preparing and publishing evaluation reports

- (1) An evaluation report required under this Act must—
 - (a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and
 - (b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—
 - (i) identifying other reasonably practicable options for achieving the objectives; and
 - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and
 - (iii) summarising the reasons for deciding on the provisions; and
 - (c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.
- (2) An assessment under subsection (1)(b)(ii) must—
 - (a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—
 - (i) economic growth that are anticipated to be provided or reduced; and
 - (ii) employment that are anticipated to be provided or reduced; and
 - (b) if practicable, quantify the benefits and costs referred to in paragraph (a); and (c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.
- (3) If the proposal (an amending proposal) will amend a standard, statement, national planning standard, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to—
 - (a) the provisions and objectives of the amending proposal; and
 - (b) the objectives of the existing proposal to the extent that those objectives—
 - (i) are relevant to the objectives of the amending proposal; and
 - (ii) would remain if the amending proposal were to take effect.

Objectives of the Proposed Plan Change

The objective of the proposed plan change is to change the zoning of the application site from Rural Outer Plains to Business 2 and Living 1.

Implementation of the proposed plan change will enable;

- Provide for additional housing and business land choice in Darfield at densities that complement the immediately surrounding land without compromising the character or amenity of that land.
- Provide for future subdivision and development that will contribute to the growth of Darfield, while not detracting from existing central Darfield businesses.
- Provide for concentrated development around an existing township in a manner that enables efficient use of existing and future infrastructure and current land resources.

Identification of options

In determining the most appropriate means to achieve the objective, options were explored that would take into consideration the findings of the investigations and key issues identified in Section 5.3 of this report and achieve the sustainable management purpose of the Act. These options were:

Option 1: Status Quo/do nothing

Do not rezone the application site from Rural Outer Plains to Living 1 and Business 2.

Option 2: Rezone the whole site for residential use

Seek to rezone the whole site for residential use, either Living 1 or 2 zone.

Option 3: Rezone the site partially for residential use and partially for business use (preferred option)

Rezone the site to both Business 2 and Living 1 Zones.

Option 4: Subdivision Consent

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

	Option 1: Status quo/do nothing	Option 2: Rezone the whole site for residential use	Option 3: Rezone the site partially for residential use and partially for business use (preferred option)	Option 4: Subdivision Consent
Cost	None	Time and money cost to applicant for plan change. Increased hearings costs due to resistance from existing intensive farming activity.	Time and money cost to applicant for plan change. Costs to upgrade the intersection between SH73 and Creyke Road.	Time and money cost to applicant to seek a non-complying subdivision consent application
Benefit	Ongoing rural production on the application site.	Additional house stock contributing to the growth of Darfield.	Improved road safety at the intersection of Creyke Road and SH73. Additional business zone provides work opportunities to provide for township self-sufficiency. Additional housing stock contributing to the growth of Darfield.	No plan change required.
Efficiency/Effectiveness	No additional business land is provided for Darfield and the application site remains an ineffective piece of rural land surrounded by urban activities. Development occurs elsewhere around Darfield in a manner that does not achieve consolidated development.	Site specific constraints such as proximity to intensive farming activity are not considered resulting in reverse sensitivity effects for future landowners - low effectiveness as it may put pressure on intensive farming activity to cease. Increased servicing for wastewater and water supply is required as part of future subdivision. Does not provide for additional business land in Darfield.	High efficiency as it enables site specific constraints to be considered and avoids potential for reverse sensitive effects. Facilitates both residential and business activities in Darfield. Effective as it utilises rural land currently surrounded on three sides by urban activities to also be used for urban activities and completes the natural physical extent of township.	Low efficiency as subdivision of the site into allotments less than the zone minimum would be contrary to the Plan and set a precedence.
Risk	Site is used for ongoing rural activities that conflict with adjoining residential activities.	Allowing higher residential use could result in reverse sensitivity effects with business zone land to the north and may encourage access to State Highway 73 creating an unsafe road environment.	Increased pressure on surrounding road network requiring the upgrade of roads and intersections.	Subdivision consent is not granted and the application site remains as rural land.