

# **Notice of Requirement for a Recreation Reserve Designation**

## **Selwyn District Council**

Proposed Recreation Reserve  
27 Hamptons Road, Prebbleton

May 2020



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**Form 18**

**NOTICE OF REQUIREMENT BY MINISTER, LOCAL AUTHORITY, OR REQUIRING  
AUTHORITY FOR DESIGNATION OR ALTERATION OF DESIGNATION**

**TO:** Selwyn District Council

In accordance with Section 168 of the Resource Management Act 1991 Selwyn District Council gives notice of a requirement for a designation for a public work.

The following document and attachments contain the information necessary to satisfy the requirements of Form 18, Schedule 1 of the RMA relating to a notice of requirement for a designation.

The information included is designed to provide Council with sufficient information to make a full assessment of the effects of the activity this Notice of Requirement relates to under Section 171(1) of the RMA.

A handwritten signature in black ink, appearing to read "John Reid", written over a horizontal line.

Signed on behalf of Selwyn District Council

By its authorised agent John Reid, SDC Major Projects Property Manager

Dated: 05 May 2020

<b>Requiring Authority:</b>	Selwyn District Council
<b>Objective:</b>	To designate land for recreation reserve purposes to provide additional land for recreational and community activities which are necessary to meet the demands of the Prebbleton and Selwyn communities
<b>Site Address:</b>	27 Hamptons Road, Prebbleton
<b>Legal description:</b>	Lot 2 DP 365486 <u>and Rural Section 39793</u>
<b>Landowner:</b>	Selwyn District Council
<b>Site area:</b>	22 ha plus that part of Upper Dawsons Creek that extends into the site (approximately 4,300m <sup>2</sup> )
<b>Relevant Legislation:</b>	Notice of Requirement for a designation under Section 168 of the Resource Management Act 1991.
<b>District Plan Zoning:</b>	Inner Plains under the Selwyn District Plan.
<b>Additional Consents:</b>	No other consents required as part of this Notice of Requirement. An Outline Plan of Works will be submitted for future works as required.

## Introduction

Selwyn District Council (SDC) gives notice to Selwyn District Council as the relevant territorial authority for a designation for a public work in accordance with Section 168 of the Resource Management Act 1991 (RMA). The following report and attached documents provide the information and assessment required under Section 168 of the RMA in respect of a Notice of Requirement (NOR) by Selwyn District Council (SDC) for a new designation for a recreation reserve at 27 Hamptons Road, Prebbleton. The Council is a requiring authority under Section 166 of the RMA. The Council has financial responsibility for public works and may give notice to the territorial authority of requirement for a designation for public works such as the recreation reserve.

The following assessment addresses those matters set out in Section 171(1) of the RMA, provides background to the requirement, and describes the nature of the designation.

This document assesses the actual and potential environmental effects and the proposed mitigation measures, assesses the designation against the provisions of the relevant policy documents and plans, and outlines the alternatives considered, why the designation is reasonably necessary, and the consultation undertaken with potentially affected parties.

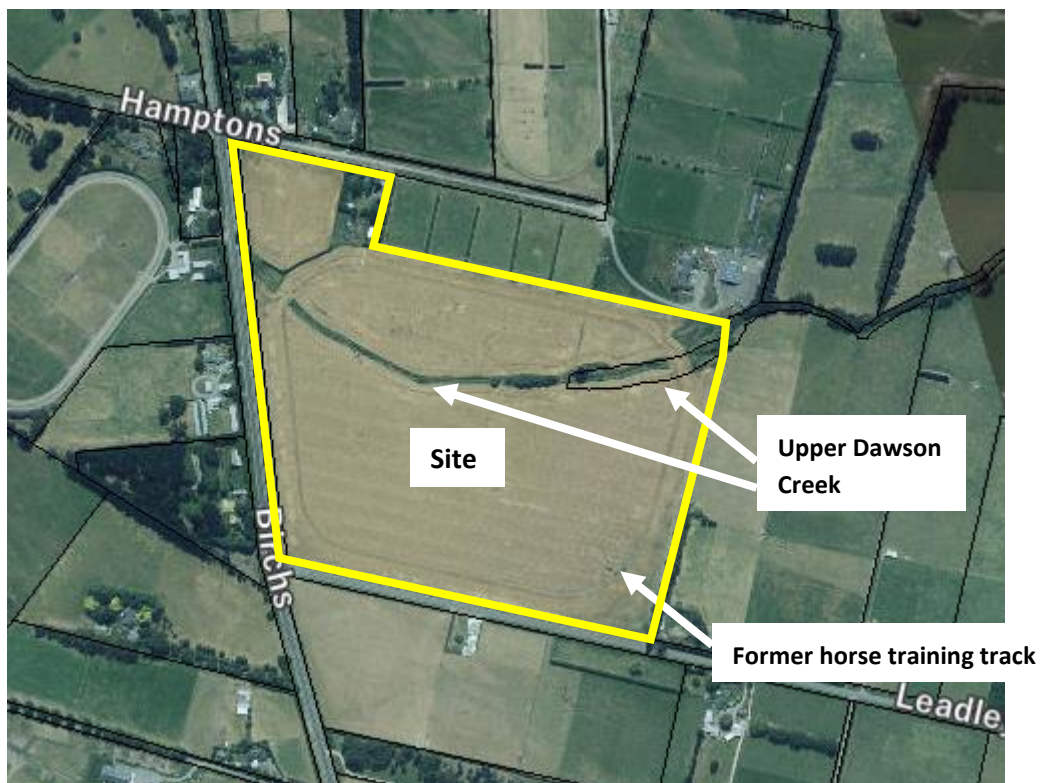
The purpose of the designation being included in the Selwyn District Plan – Rural Volume ('the District Plan') is to enable the future development and subsequent use of recreation facilities on the subject site. This will be required in the future to respond to both current demand and growth projections for the area.

## The Site and Surrounding Environment

### The Site

The site subject to this notice is located on the corner of Hamptons Road and Birches Road - at 27 Hamptons Road, Prebbleton (Lot 2 DP 365486 and RS 39793) and is 22 ha in area (Figure 1). The site also includes that part of Upper Dawsons Creek that extends into the north eastern corner of the site. There is an existing dwelling on the site and three farm shed buildings. Vehicle access to the site is provided from Hamptons Road via two formed crossings.

The land is owned by Selwyn District Council and the Computer Freehold Register is attached in Appendix A.



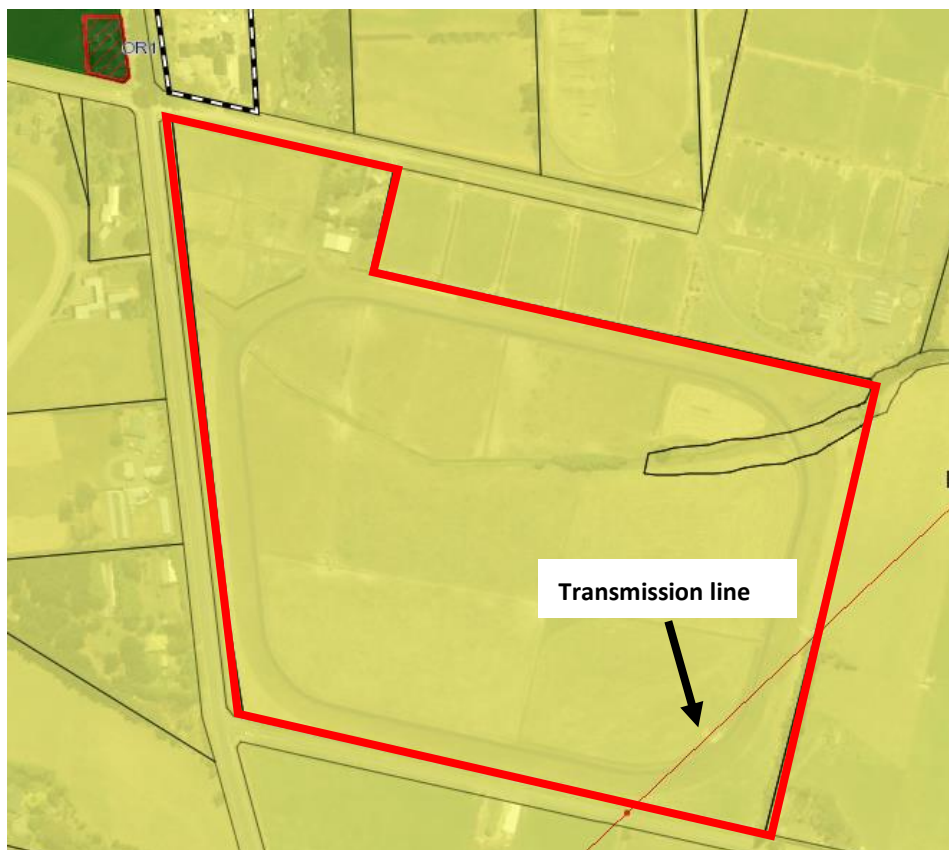
**Figure 1: Land subject to this Notice of Requirement**

The site is flat and is currently used for pastoral activities. The site has several shelterbelts within it and along the boundaries. Upper Dawson Creek runs across the northern part of the site (Figure 1). A former horse training track was located close to the periphery of the site as can be seen in Figure 1 above. A high voltage transmission line also runs through the southeast corner of the site (Figure 2). There is a consent notice on the property which restricts works in proximity to the transmission line (Appendix B).

The site is zoned Inner Plains under the Selwyn District Plan (the District Plan) and is not subject to any other overlays. Figure 2 shows the proposed site, including the location of the transmission line traversing the south-eastern corner of the site.

The site is not listed on Environment Canterbury's Listed Land Use Register, however, a Preliminary Site Investigation (PSI) determined that HAIL activities had been undertaken at the site including: historic farm buildings likely to have lead based paint, the application of coal ash to the horse training track, and burning of rubbish in various locations at the site. A Detailed Site Investigation (DSI) has been undertaken at the site. The results of the DSI determined that there are elevated levels of lead around the existing dwelling and farm area (above guidelines for recreational activities). This area will require remediation to be used for recreational activities.

A copy of the DSI is attached in Appendix C.



**Figure 2: District Plan zoning (Inner Plains) and transmission line traversing the site**

The site is located over the unconfined and semiconfined aquifer system. Groundwater levels are estimated to be between 3-4 m deep.

Upper Dawson Creek traverses the northern part of the site (Figure 1). The creek is typically channelled and overly wide. An Ecological Report has been undertaken which assessed the creek for macroinvertebrates and fish species. The investigation showed that the wildlife present was representative of a degraded ecosystem – likely due to poor habitat quality and possible fish passage impediment, as opposed to poor water quality.

The creek was characterised by high sediment cover, low active bank erosion and low invertebrate habitat diversity/abundance. Riparian vegetation generally consists of long pasture grass with occasional native vegetation, bracken, bramble and gorse. The grass provides some fish cover, along with undercut banks, root mats and debris. Several bullies and shortfin eels were present.

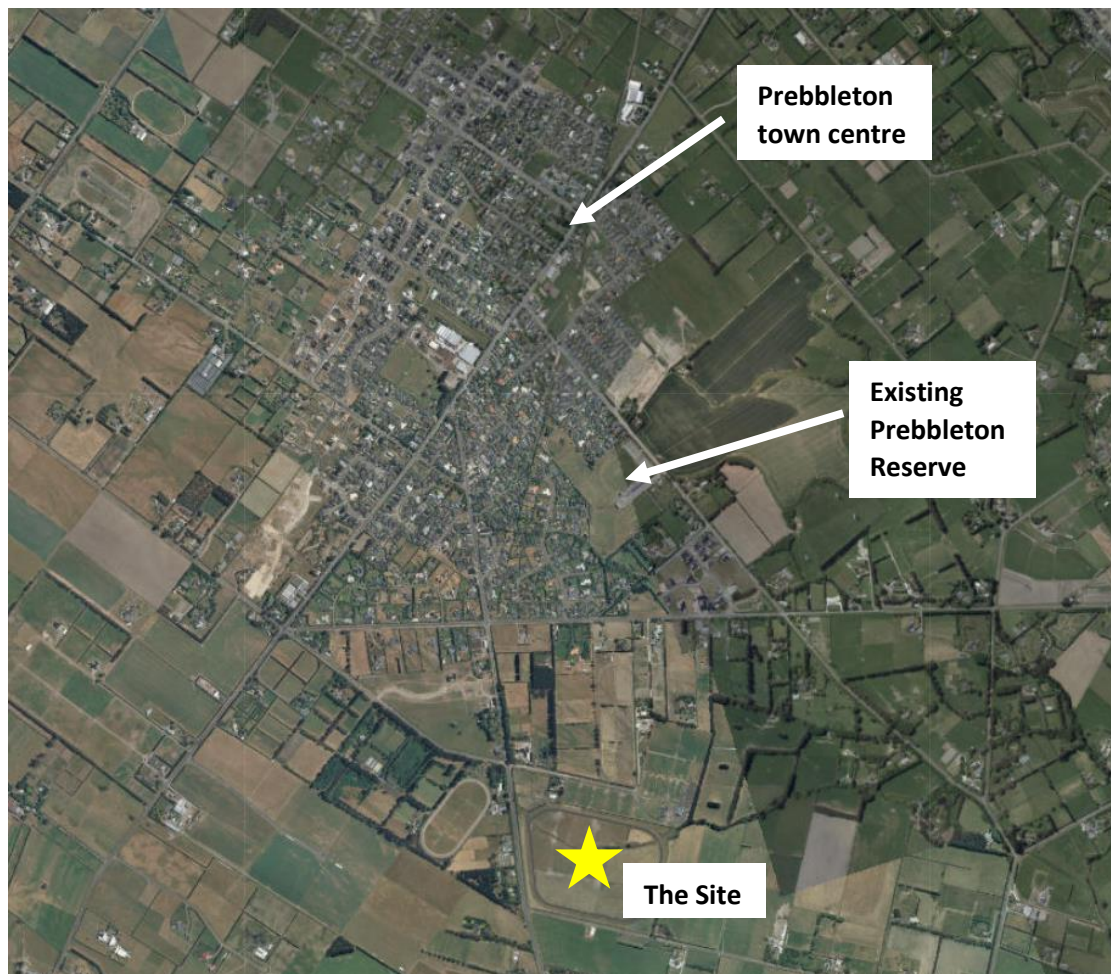
A copy of the Ecological Report is attached in Appendix D.

Vehicle access to the site is currently provided via two vehicle crossings off Hamptons Road in proximity to the existing dwelling and ancillary buildings. Birchs Road is classified as a collector road at this location with a speed limit of 80 km/h. Hamptons Road and Leadley Road are both classified as a local roads at this location and have a speed limit of 80 km/h also.



## Surrounding Environment

The proposed reserve is located approximately 1.5 km south of Prebbleton township (Figure 3). The existing Prebbleton Reserve is located approximately 1 km north of the site and contains sports fields, tennis courts, changing rooms and clubroom buildings. The existing reserve provides for the Prebbleton and Lincoln Rugby Clubs, Prebbleton Tennis Club, Waikirikiri Hockey Club, Prebbleton Cricket Club, Prebbleton Netball Club, Prebbleton Football Club and Selwyn United Football. The Prebbleton Playcentre is also located at the site.



**Figure 3: Location of the proposed reserve and surrounding area**

The land immediately surrounding the site is predominantly by rural residential land uses – large sites with single dwellings and pastoral land with farming activities. The surrounding lots are also zoned Inner Plains.

The Rail Trail Cycleway runs along Birchs Road and links Christchurch to Little River. This route is frequently used by locals linking from Lincoln to Prebbleton and the wider area.

## Nature of the Proposed Public Work

The Council proposes a designation for a new recreation reserve at the site to meet the current and future needs of sports and recreation activities in Prebbleton and the wider Selwyn district. Details of the proposed reserve are provided in the following sections and shown on the Proposed Master Plan attached as Appendix E. The land proposed to be designated is identified by the site boundary shown in red on the Master Plan.

### Sports Fields

The proposed reserve will provide five sports fields for junior games/activities and three full size sport fields. At this stage the fields are not proposed to be code specific to allow flexibility for their use. The three full size fields and one junior field will be floodlit to allow practice at night time during winter months.

A further area, identified as the 'Meadow', is shown near the corner of Hamptons and Birchs Road. The use of this area is yet to be determined, however it is likely to have a more informal recreational use, such as for frisbee or open space for general outdoor use. The location of the fields and proposed new vehicle access are shown below in Figure 4 (see Appendix E for Proposed Master Plan).



**Figure 4: Proposed layout of the site including new access locations (shown by red arrows)**

### **Dog Exercise Area**

A dog exercise area will be located along the eastern boundary of the reserve and will be fully fenced. The area will be grassed with trees and areas of native vegetation within and around the periphery. A separate area will be fenced off for small dog use. Access to this area will be from Leadleys Road and on-site car parking and a public toilet will be provided.

### **Youth Space/Play Area**

Details on the youth space are yet to be finalised, however, this space may include playground equipment and courts for a variety of activities. Further details on this space will be provided in an Outline Plan application, at a later date.

### **Upper Dawsons Creek**

It is proposed to naturalise sections of the creek that run across the site. Currently the creek is mostly channelled and wider than required in places. As a result, the ecology of the creek is low due to poor instream habitat. It is proposed to realign and redivert sections of the creek so that it takes on a more natural form. Resource consent will be required from the Canterbury Regional Council for this work and will be obtained prior to any works commencing.

Extensive planting will take place along either side of the creek to improve water quality and instream habitat. The Ecological Report (see Appendix D) also recommends that after naturalisation, both freshwater mussels/kākahi and koura are stocked into the creek. Further details on this will be provided in an Outline Plan application, at a later date and will be developed in consultation with Te Taumutu Rūnanga.

### **Landscaping**

Landscaping will be carried out across the site (excluding the carparks and playing fields). Landscaping will comprise of native vegetation, including riparian planting along the banks of Upper Dawsons Creek. It is intended to, as much as possible, use plant species that were indigenous to the area prior to human occupation and to maintain view shafts to the Port Hills.

A Pā harakeke/Pā toetoe (area of flaxes and toetoe plants) is proposed adjacent to Upper Dawsons Creek between the 'Meadow' and Junior Hub Sports Fields. This area will provide high quality leaf material for weaving and is in close proximity to the main car park so users can more easily manage/retrieve flax.

The Proposed Master Plan for the site attached in Appendix E provides an indication of the planting that is proposed, however the detailed design will be provided in the Outline Plan application (at a later date), in consultation with local Rūnanga.

## **Changing Rooms and Public Toilets**

A changing room building will be located on the western side of the reserve, adjacent to the main car park. The building will also contain publicly accessible toilets and will be approximately 370m<sup>2</sup> in area. Public toilets are also proposed be located in the centre of the park and adjacent to the dog exercise area and carpark off Leadleys Road. These facilities will be approximately 35m<sup>2</sup> in area.

## **Service Connections**

The site does not currently have water or wastewater connections, however the Prebbleton township reticulated network is in close proximity so it is proposed to extend and connect to these networks. In terms of stormwater discharge, this will be either to land via soakpits or to Upper Dawsons Creek and will be authorised by resource consent from Environment Canterbury (if not a permitted activity).

## **Vehicle Access and Carparking**

Vehicle access is currently provided via two vehicle crossings off Hamptons Road – to the existing dwelling and farm buildings (see Figure 5). The western-most vehicle crossing will be decommissioned and the eastern-most crossing will be upgraded to provide access to the service/maintenance area. This service area will be used for storage of maintenance vehicles and materials. It is also likely to include a pump house of approximately 50m<sup>2</sup> in area for the irrigation system required for the reserve.

Three new vehicle crossing will be provided to the site: two off Birchs Road and one off Leadleys Road (see Figure 4). One of the vehicle crossings off Birchs Road will provide emergency access only, in the event that the main entrance cannot be utilised or is not sufficient on its own.





**Figure 5: Existing vehicle access to the site**

Car parking will be located at two different locations on the site. The main carpark will be accessed off Birchs Road and will provide approximately 250 car parks. It will be fully sealed with car parks marked, however during off peak times parts of the car park will be utilised for skating/scootering, half-court basketball and so on. This is shown on the Proposed Master Plan as multi-use hard surface and overflow car parking.

The second parking area will be metalled and is located in the southeast corner of the reserve. Access is from a new vehicle crossing off Leadleys Road and the car park will provide approximately 35-45 spaces in proximity to the dog exercise area.

Roadside parking is also proposed adjacent to Leadleys Road and in the vicinity of the full sized sports fields. Access could be gained to the sports fields from these parking areas if required in an emergency.

A shared path will connect the Rail Trail that runs along Birchs Road to the site. Users of the Rail Trail will be able to choose whether to divert into the site or continue on the existing Rail Trail along Birchs Road. Twenty-eight cycle parks will be provided in several locations around the reserve to cater for any cycle parking demand.

During the assessment of transport effects of the proposed reserve, it was identified that there would be a number of benefits in reducing the existing speed limit on Hamptons, Birchs and Leadleys Roads from 80km/h to 60km/h. The proposed 60km/h speed limit is identified on the Proposed Master Plan, however this reduction will be pursued separately to this notice of requirement application under the Resource Management Act. Speed limit reductions

must follow a public consultation process and are approved under the Land Transport Rule – Setting of Speed Limits 2017.

### **Shared Paths, Off Road Trails and Boardwalks**

An extensive series of shared paths will be created within the site. The existing shared path along Birchs Road will connect to a shared path within the site in the north-western corner of the site. Shared paths will provide for cyclists and pedestrians throughout the site and will connect the various recreation areas: junior and senior sports fields, dog exercise area and Upper Dawsons Creek. A shared path will also provide access onto Leadleys Road.

A series of off-road cycle paths/trails will be located at the site, close to the creek and through proposed vegetated areas. The shared paths and off road cycle paths (shown in pink) proposed throughout the site are shown on the Proposed Master Plan attached in Appendix E.

### **Lighting**

As noted above, the three full sized sports fields and one junior field will be floodlit to allow practices to occur at night time during the winter. Lighting will also be installed in the car parking area, dog park, public facilities/toilets and along selected shared paths for safety and security purposes. The CPTED (Crime Prevention Through Environmental Design) Assessment, attached in Appendix F also recommends that the main pathways and adjacent ancillary areas down Birchs Road be lit as a key pedestrian route to avoid areas hidden in darkness direct assessing the paths. The lighting design for the reserve will be undertaken to incorporate CPTED principals and will be submitted to Council as part of the Outline Plan application.

### **Staging**

It is anticipated that the land will be developed in stages as follows:

**Stage 1:** The area located on the southern side of Upper Dawsons Creek will be developed (2020-2022). This will include the three full sized sports fields and one junior sports field, the dog exercise area, the carparking areas: located off Birchs Road and Leadleys Road. The shelterbelt planting along Birchs Road will be removed once the bulk of the earthworks for Stage 1 are complete. The shelterbelt will be useful in terms of mitigating dust effects on adjacent land owners, cycle path users and Birchs Road during earthwork activities.

**Stage 2:** The northern area will be developed (2026-2027). This will involve the junior sports fields and the 'Meadow' area.

## Statutory Assessment

The following provides a statutory assessment of the proposed recreation reserve in accordance with the RMA, the Selwyn District Plan and the Canterbury Regional Policy Statement (RPS).

### Resource Management Act

The proposed recreation reserve meets the purpose and principles of Part 2 of the RMA. The proposed reserve will enable the community to provide for their social, cultural and economic wellbeing by providing space for people to gather and participate in sporting and recreational activities. The site is an existing rural area located on the edge of Prebbleton town. The proposed designation of the site for recreational purposes is a good use of the land, that will provide recreational facilities for the foreseeable future. As demonstrated in the assessment of effects on the environment, the potential adverse effects will be minimised as far as practicable so that they are less than minor, and the life supporting capacity of air, water, soil and ecosystems will be safeguarded.

Section 6 – Matters of National Importance relevant to the proposed designation are matter 6(a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development; 6(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers; 6(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.*

Upper Dawsons Creek runs through the site. The creek has been modified and is not representative of a good ecological habitat or water quality. Access to the creek is limited, as it traverses a privately owned site. The proposed works will provide public access along either side of the creek and naturalisation works will take place, including substantial native planting along both sides of the creek. The works will enhance the instream habitat and access to the waterbody.

It is also proposed to develop a Pā Harakeke / Pā Toetoe which will provide an area of high quality flax for weaving. This will facilitate the relationship of Maori and their culture and traditions with the land.

Section 7 – Other Matters relevant to the proposed recreation reserve designation include matter 7(b) *the efficient use and development of natural and physical resources; 7(c) the maintenance and enhancement of amenity values; 7(d) intrinsic values of ecosystems; and 7(f) maintenance and enhancement of the quality of the environment.* The proposed reserve is considered to be an efficient use of the existing site and will improve the instream ecosystem of Upper Dawsons Creek. The site is currently a largely vacant rural site. The landscaping and

various areas to be used for recreational activities will improve the amenity of the site and the overall quality of the environment.

Section 8 – Treaty of Waitangi requires the principles of the Treaty of Waitangi to be taken into account. Consultation has been initiated with Te Taumutu Rūnanga and initial feedback is that the master plan is flexible enough to ensure the voice of the Rūnanga is accurately represented as the project progresses. The Council will continue to consult with the Rūnanga throughout all stages of the proposed reserve development and construction.

### **Section 168 – Notice of Requirement**

Selwyn District Council is a requiring authority. This notice has been lodged with the relevant territorial authority under section 168(1) of the RMA.

### **Section 171 – Recommendation by the Territorial Authority**

Under Section 171(2) of the RMA, the territorial authority may recommend to the requiring authority one of the following:

- confirm the designation
- modify the designation
- impose conditions
- withdraw the requirement

This recommendation is based on matters the territorial authority is required to have regard to when considering a notice of requirement under Section 168. The matters to be considered are set out in Section 171(1) of the RMA and are as follows:

- (1) *When considering a requirement and any submissions received, the territorial authority must, subject to Part 2, consider the effects on the environment of allowing the requirement, having particular regard to—*
  - (a) *Any relevant provisions of—*
    - (i) *a national policy statement,*
    - (ii) *a New Zealand coastal policy statement,*
    - (iii) *a regional policy statement, or proposed regional policy statement; and*
    - (iv) *a plan or a proposed plan; and*
  - (b) *Whether adequate consideration has been given to alternative sites, routes, or methods of undertaking work if—*
    - (i) *the requiring authority does not have an interest in the land sufficient for undertaking the work; or*
    - (ii) *it is likely that the work will have significant adverse effect on the environment; and*
  - (c) *Whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and*



- (d) *Any other matter the territorial authority considers reasonably necessary in order to make a recommendation on the requirement.*
- (1B) *The effects to be considered under subsection (1) may include any positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from the activity enabled by the designation, as long as those effects result from measures proposed or agreed to by the requiring authority.*

## Section 171(1)(a) Relevant Provisions

The proposal to designate the site has taken into account the relevant provisions of the relevant planning and statutory documents as listed. There are considered to be no relevant national policy statements, and nor is the New Zealand Coastal Policy Statement of relevance. An assessment of the Selwyn District Plan and the RPS is provided below.

### Canterbury Regional Policy Statement

The RPS provides objectives and policies aimed at ensuring that the Canterbury Region's growth, including recreation and community facilities, is accommodated in a manner which gives effect to the RMA, and promotes the efficient use of natural and physical resources. As identified above, the new recreation reserve will accommodate the future growth of the Prebbleton area and the wider Selwyn District, and is consistent with Part 2 of the RMA. The following objective and policies are relevant to the NOR application:

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

Relevant Objective/Policy	Comments in Relation to the Works
<p><b>Objective 5.2.1: Location, design and function of development (Entire Region)</b></p> <p><i>Development is located and designed so that it functions in a way that:</i></p> <ol style="list-style-type: none"> <li><i>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</i></li> <li><i>2. enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:</i> <ol style="list-style-type: none"> <li><i>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;</i></li> </ol> </li> </ol>	<p>The proposed reserve is located approximately 2 km south of the Prebbleton town centre, however, the reserve is unable to be located closer to Prebbleton due to the size of the piece of land required for the reserve, and the existing residential development that is located between the town and the proposed reserve location. The proposed location is easily accessible from Prebbleton and Lincoln townships and provide for the current growth that is occurring in the Selwyn district. The proposed reserve will</p>

<ul style="list-style-type: none"> <li><i>b. provides sufficient housing choice to meet the region's housing needs;</i></li> <li><i>c. encourages sustainable economic development by enabling business activities in appropriate locations;</i></li> <li><i>d. minimises energy use and/or improves energy efficiency;</i></li> <li><i>e. enables rural activities that support the rural environment including primary production;</i></li> <li><i>f. is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;</i></li> <li><i>g. avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;</i></li> <li><i>h. facilitates the establishment of papakāinga and marae; and avoids conflicts between incompatible activities.</i></li> </ul>	<p>provide additional recreational space for the surrounding communities, as currently, the amount of space available for recreational activities is under pressure.</p> <p>The overall amenity and quality of the environment will be maintained and the reserve will provide for the social and cultural wellbeing of the surrounding communities.</p>
<p><b>Policy 5.3.1: Regional growth (Wider Region)</b>  <b>To provide, as the primary focus for meeting the wider region's growth needs, sustainable development patterns that:</b></p> <ul style="list-style-type: none"> <li><i>1. ensure that any</i> <ul style="list-style-type: none"> <li><i>a. urban growth; and</i></li> <li><i>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;</i></li> </ul> </li> <li><i>2. encourage within urban areas, housing choice, recreation and community facilities, and business opportunities of a character and form that supports urban consolidation;</i></li> <li><i>3. promote energy efficiency in urban forms, transport patterns, site location and subdivision layout;</i></li> <li><i>4. maintain and enhance the sense of identity and character of the region's urban areas; and</i></li> <li><i>5. encourage high quality urban design, including the maintenance and enhancement of amenity values.</i></li> </ul>	<p>The proposed reserve is located south of existing residential development at Prebbleton and the wider Prebbleton area which has been expanding to the south. There are many restrictions on where new reserves can be located due to the size of land required and the competing interests between land uses. The proposed location is considered to be suitable for the urban growth that has been taking place – expansion of Prebbleton towards the site. Furthermore, it is easily accessible from Prebbleton township. The proposed design will enhance the amenity values of the site – as the site is currently a mostly vacant rural site.</p>

<p><b>Policy 5.3.3: Management of development (Wider Region)</b></p> <p><i>To ensure that substantial developments are designed and built to be of a high-quality, and are robust and resilient:</i></p> <ol style="list-style-type: none"> <li><i>1. through promoting, where appropriate, a diversity of residential, employment and recreational choices, for individuals and communities associated with the substantial development; and</i></li> <li><i>2. where amenity values, the quality of the environment, and the character of an area are maintained, or appropriately enhanced.</i></li> </ol>	<p>The proposed reserve is well designed to provide the recreational facilities required by the community, while providing good on-site amenity. The reserve will provide additional space for a wide range of recreational activities including junior and senior sports teams, a dog exercise area and cycle/pedestrian paths. The substantial landscaping proposed will improve the amenity of the site.</p>
<p><b>Policy 5.3.12: Rural production (Wider Region)</b></p> <p><b>Maintain and enhance natural and physical resources contributing to Canterbury's overall rural productive economy in areas which are valued for existing or foreseeable future primary production, by:</b></p> <ol style="list-style-type: none"> <li><i>1. avoiding development, and/or fragmentation which;</i> <ol style="list-style-type: none"> <li><i>a. forecloses the ability to make appropriate use of that land for primary production; and/or</i></li> <li><i>b. results in reverse sensitivity effects that limit or precludes primary production.</i></li> </ol> </li> <li><i>2. enabling tourism, employment and recreational development in rural areas, provided that it:</i> <ol style="list-style-type: none"> <li><i>a. is consistent and compatible with rural character, activities, and an open rural environment;</i></li> <li><i>b. has a direct relationship with or is dependent upon rural activities, rural resources or raw material inputs sourced from within the rural area;</i></li> <li><i>c. is not likely to result in proliferation of employment (including that associated with industrial activities) that is not linked to activities or raw material inputs sourced from within the rural area; and</i></li> <li><i>d. is of a scale that would not compromise the primary focus for accommodating growth in consolidated, well designed and more sustainable development patterns.</i></li> </ol> </li> </ol> <p><i>and;</i></p>	<p>The proposed site is currently vacant and has been used for horse training and rural activities. The surrounding area is dominated by rural-residential activities which has begun to fragment the land. The reserve will provide for recreational activities and it is considered that the activities will be compatible with the surrounding area.</p> <p>The reserve is intended to have a more rustic rural park design with a less formal layout and more opportunities for natural play.</p> <p>The reserve will provide employment for ground maintenance staff only.</p> <p>Its location is suitable to provide for further growth to Prebbleton township.</p>

3. <i>ensuring that rural land use intensification does not contribute to significant cumulative adverse effects on water quality and quantity.</i>	Use of the land for recreational activities will not contribute to adverse effects on water quality and quantity.
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Overall, it is considered that the development of additional land for recreation purposes on the proposed site is consistent with the relevant provisions of the Canterbury Regional Policy Statement. The proposed reserve will provide additional space for recreational activities within the Selwyn District and allow the community to provide for their social and cultural wellbeing.

### Selwyn District Plan

The relevant provisions of the Selwyn District Plan in relation to the proposed recreation facility are set out below:

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

Relevant Objective/Policy	Comment in relation to the NOR
<b>B1 - Natural Resources</b>	
<b>Objective B1.1.1</b> – <i>Adverse effects of activities on the District’s land and soil resources are avoided, remedied or mitigated.</i>	The results of the DSI determined that there are elevated levels of lead around the existing dwelling and farm area (above guidelines for recreational activities). This area will be remediated so that contamination is removed from the site.
<b>Objective B1.1.2</b> - <i>People and their property are not affected by contaminated soil or unstable land and any adverse effects on the environment are avoided, remedied or mitigated.</i>	The area of contamination is limited to a small part of the site only and will be remediated so that there are no adverse effects from contaminated soil on people or neighbouring properties.
<b>Policy B1.1.2</b> - <i>Avoid adverse effects on people through exposure to contaminated land and mitigate or remedy any adverse effects on the environment.</i>	Appropriate measures will be in place for workers during earthworks so that there are no adverse effects on their health and safety.
<b>Policy B1.1.3</b> - <i>Encourage the management of contaminated sites so that effects on peoples’ health or on the environment are avoided.</i>	Appropriate measures will be in place to remediate soils so that the site is suitable for recreation activities.
<b>Objective B1.2.3</b> - <i>Protect, and where practicable enhance indigenous vegetation along riparian margins and wetlands generally.</i>	Currently, the majority of vegetation along Upper Dawsons Creek is long grass and exotic weed species. Native riparian planting will be carried out either side of the creek to enhance its margins.

<p><b>Policy B1.2.5</b> - Encourage the retention of existing indigenous vegetation on the margins of lakes, rivers, wetlands and streams and the enhancement of these areas through management practices which allow for the re-establishment of vegetation of the margins of lakes, rivers, wetlands and streams in areas where it has been depleted.</p>	<p>Any existing indigenous planting will be retained where possible and new planting along the banks of the creek will take place to enhance the waterbody so that the habitat and water quality of the creek is improved.</p>
<p><b>Objective B1.3.2</b> - To protect and enhance the vegetation, habitat values, ecosystem processes and amenity values of waterbodies and their riparian margins, their role in maintaining water quality and their significant landscape values.</p>	<p>The amenity of the creek will be improved through native planting, boardwalks and shared paths either side of the creek. The planting will help improve water quality.</p>
<p><b>Objective B1.3.3</b> - Protect and enhance the amenity values along waterbodies.</p>	<p>The works along the creek are for the purpose of improving water quality, instream habitat and the overall amenity of the waterbody.</p>
<p><b>Objective B1.3.6</b> - Land use activities, and particularly earthworks, forestry, vegetation clearance and modification, and agricultural activities, are managed within catchments and riparian areas to protect water quantity and quality, aquatic habitat, and natural character.</p>	<p>Upper Dawsons Creek runs through the site. The riparian margins will be replanted with native vegetation to improve instream habitat and overall water quality within the creek.</p>
<p><b>Policy B1.3.2</b> - Recognise and provide for the special interest of Tāngata whenua in resource management issues relating to water.</p>	<p>The Ecological Report has recommended stocking the creek with both freshwater mussels/kākahi and koura. Consultation has been initiated with Te Taumutu Rūnanga and initial feedback is that the master plan is flexible enough to ensure the voice of the Rūnanga is accurately represented as the project progresses. Consultation with Rūnanga will be ongoing.</p>
<p><b>Policy B1.3.4</b> - Manage land to protect water resources and avoid, remedy, or mitigate adverse effects on surface water quality and quantity, and aquatic habitat from activities and development, including:</p> <ul style="list-style-type: none"> <li>Activities locating close to waterbodies; or</li> </ul>	<p>Naturalisation works are proposed in addition to riparian planting, to improve the aquatic habitat of the creek. Erosion and sediment control measures will be in place during excavations at the site to minimise the discharge of sediment into the creek and downstream waterbodies.</p>

<ul style="list-style-type: none"> <li>Activities which may result in surface run-off of contaminants, or leaching of contaminants into groundwater.</li> </ul>	Activities at the reserve will not result in any surface run-off of contaminants or leaching of contaminants into groundwater.
<b>Policy B1.3.5</b> - Retain vegetation, in particular indigenous vegetation, along the riparian margins of the coast, rivers, lakes and wetlands. Where large quantities of indigenous vegetation are removed, ensure they are replaced with the same or similar species.	The existing long grasses and exotic vegetation (largely scrub and weed species) will be removed and indigenous planting along the banks of the creek will be undertaken.
<b>B2 – Physical Resources</b>	
<b>Objective B2.1.3</b> - Future road networks and transport corridors are designed, located and protected, to promote transport choice and provide for: a range of sustainable transport modes; and alternatives to road movement of freight such as rail.	The proposed reserve will include a connection to the existing shared path that runs along Birchs Road to promote cycling to the reserve. There is a bus stop located close to the site.
<b>Policy B2.1.5</b> - Promote the strategic planning of transport networks to achieve a high level of connectivity and provision for sustainable transport including public transport, cycling and walking.	The proposed reserve is accessible via a shared path (Rail Trail) from Prebbleton to the site. The Rail Trail connects Prebbleton and Lincoln. The chosen site is well connected to both Prebbleton and Lincoln by vehicle. The southern parts of Prebbleton are approximately 880 m away and within walking distance. There is a bus stop located close to the site which provides access via public transport. Inclusion of an additional bus stop for the eastern side of Birchs Road (heading south) will be discussed with the appropriate transport agency.
<b>Policy B2.1.6</b> - Avoid adverse effects of on-road parking and loading generated by surrounding land uses on rural roads.	Adequate off-road parking is provided in two locations at the site. The location and number of parks is considered sufficient for the number of users anticipated at the reserve.
<b>Policy B2.1.7</b> - Provide for pedestrian safety, security, circulation and access within parking areas by considering the interaction of vehicle access and manoeuvring, circulation, loading and parking, with likely pedestrian routes onto	Shared pedestrian and cycle paths are proposed within the site, including around the periphery of the main carpark and along each row of the parking spaces. The proposed parks will provide safe access to



<i>the site, including for users of public transport, and between car and cycle parks, and building entrances.</i>	and within the car park while providing adequate manoeuvring space for vehicles.
<b>Policy B2.1.17</b> - <i>Encourage people to walk or cycle within and between townships by providing a choice of routes for active transport modes and ensuring there is supporting infrastructure such as parking for cycles, at destinations.</i>	The proposed site has reasonable connectivity for pedestrian and cycle access, being located in between Prebbleton and Lincoln which are connected by the Rail Trail. Cycle parking will be included at several locations around the proposed reserve.
<b>Objective B2.3.1</b> - <i>Efficient use and maintenance of community facilities is encouraged.</i>	The reserve provides for a variety of sports and activities so that it is well used. Maintenance of the facility will be ongoing and will be undertaken by the Council.
<b>Objective B2.3.2</b> - <i>The use of areas for recreation and camping, and camping facilities, and access to them will not detract from the amenity values or their surrounds.</i>	No camping will be provided for at the site. The facility will provide for recreational activities and the overall rural-residential amenity of the surrounding area will be maintained.
<b>Policy B2.3.1</b> - <i>Recognise community facilities as part of the rural environment and encourage new uses for existing community facilities.</i>	The reserve is a community facility and will be located in a rural area: Inner Plains Zone.
<b>Policy B2.3.3</b> - <i>Encourage new community facilities to:</i> <i>(a) Be located in or adjoining townships; and</i> <i>(b) Be designed and sited for easy access and personal safety of patrons.</i>	The new reserve is a community facility and is located between Prebbleton and Lincoln. The site has been designed to provide safe access from the Rail Trail for cyclists and for safe pedestrian access within the reserve.
<b>B3 - Health, Safety and Values</b>	
<b>Objective B3.4.1</b> - <i>The District's rural area is a pleasant place to live and work in.</i>	Community facilities are encouraged within the rural zone. The amenity of the surrounding area will be maintained and will continue to be a pleasant place to live and work in.
<b>Objective B3.4.2</b> - <i>A variety of activities are provided for in the rural area, while maintaining rural character and avoiding reverse sensitivity effects.</i>	Community facilities (including reserves) are encouraged in rural areas. The reserve will not adversely affect the rural/rural-residential character of the surrounding area. It is not anticipated that the surrounding rural-residential land uses will adversely affect the operation of the reserve.

<b>Policy B3.4.1</b> - Recognise the Rural zone as an area where a variety of activities occur and maintain environmental standards that allows for primary production and other business activities to operate.	The Inner Plains zone is an area where community activities, including reserves, can occur. The reserve will not restrict the ability for primary production on other sites.
<b>Policy B3.4.3</b> - Avoid, remedy or mitigate significant adverse effects of activities on the amenity values of the rural area.	The reserve will not adversely affect the amenity of the surrounding rural environment. The reserve will provide for recreational activities within the site. The noise and traffic associated with the reserve will not adversely affect the amenity values of the surrounding area.
<b>Policy B3.4.6</b> - Maintain low levels of building density in the Rural zone and the predominance of vegetation cover.	The reserve will include small buildings for toilets and changing rooms and the low density of the zone will be maintained. Substantial indigenous planting is proposed across the site and will result in better vegetative cover of the site. It is intended to, as much as possible, use plant species that were indigenous to the area prior to human occupation.
<b>Policy B3.4.11</b> - Avoid night lighting shining directly into houses, other than a house located on the same site as the activity, or from vehicles using roads in the District.	Lighting will be contained within the site and will not shine directly into any houses. A full lighting design will be undertaken at Outline Plan application stage.
<b>Policy B3.4.13</b> - Recognise temporary noise associated with short-term, seasonal activities as part of the rural environment, but ensure continuous or regular noise is at a level which does not disturb people indoors on adjoining properties.	Noise from the site will meet the relevant noise standards set out in the District Plan. Therefore, the noise from the reserve is not anticipated to disturb people indoors on adjoining properties.
<b>Policy B3.4.17</b> - Ensure buildings and trees do not excessively shade adjoining properties.	Indigenous planting will be carried out across the site, however, all residential dwellings are well setback from the site and the planting will not shade any adjacent properties.
<b>Policy B3.4.18</b> - Ensure buildings are setback a sufficient distance from property boundaries to: (a) Enable boundary trees and hedges to be maintained; (b) Maintain privacy and outlook for houses on small allotments; and	Small buildings for changing rooms and public toilets are proposed at the site, however, these are well setback from any boundaries. Existing shelterbelt planting along Birchs Road will be removed in stages and replaced with native vegetation. This will provide some screening while also



<i>(c) Encourage a sense of distance between buildings and between buildings and road boundaries where practical.</i>	ensuring adequate visual surveillance of the site is possible.
<b>Policy B3.4.21</b> - <i>Protect existing lawfully established activities in the Rural zone from potential for reverse sensitivity effects with other activities which propose to establish in close proximity.</i>	The surrounding activities are largely rural/rural-residential activities, including horticulture. The reserve will not affect the ability for the surrounding activities to continue to operate.

The proposed recreational reserve is considered to be consistent with the relevant objectives and policies of the Selwyn District Plan, and the overall effects from the proposed reserve can be appropriately managed so that the adjacent sites are unlikely to be adversely affected from designating the site as a Recreation Reserve.

## Alternative Sites, Routes, and Methods

Section 168A(3)(b) of the RMA states that consideration of alternative sites, routes or methods or undertaking the work must only be considered where the requiring authority does not have an interest in the land sufficient for undertaking the work or if it is likely that the work will have a significant adverse effect on the environment. In this case, Selwyn District Council owns the land and the effects assessment below is that the work will not have a significant adverse effect on the environment. However, an assessment of alternative sites, routes or methods has been included below for completeness only.

### Alternative Sites

Four sites were assessed (including the chosen site) for the new reserve. Each site was assessed against the following criteria:

- Geographical location, orientation and shape;
- Access and traffic flows;
- Connection to Prebbleton township and other complementary land uses;
- Planning implications;
- Environmental constraints (e.g soil (including soil contamination) and hydrological);
- Proximity to services;
- Any other distinguishable site features.

Details on each site and the reason for the chosen site are as follows and the Site Options Report is provided in Appendix G. Site three is the site subject to this Notice of Requirement.

### **Site One: Shands Road**

Site One is located on the western side of Shands Road approximately 280 m south of the intersection with Trents Road (Lot 2 DP 73548) and is 10 ha in area. There is no designated cycle or pedestrian access to the site and the site is located more than 800 m from Prebbleton township. The main planning constraint is vehicle access onto Shands Road and adequate

onsite car parking. The site has been used for farming, and although the site is not known to be contaminated, further testing would be required. Water supply to the site is challenging.

#### ***Site Two: Hamptons Road***

Site Two (Lot 1 DP 4932) is located on the southern side of Hamptons Road, approximately 400 m east of the intersection with Shands Road. The site is 8.7 ha and is located 1 km from Prebbleton township. Safe access to the site would be difficult to establish without lowering the speed limit along Hamptons Road (currently 80 km/hr). There is no pedestrian or cycle access to the site and the central Prebbleton township is located more than 1 km away. The main planning constraint for this site is also vehicle access. The site has been used for farming, and although the site is not known to be contaminated, further testing would be required.

The site is not connected to any reticulated sewer, water or stormwater networks and there are no existing wells that can be utilised as water supply for the site. If a well was to be required for the site, it is expected that some elevated levels of contaminants (such as Nitrate-Nitrogen) may be present in the shallow groundwater source.

#### ***Site Three: Birches/Leadleys Road***

Site Three (Lot 2 DP 365486 and RS 39793) has been chosen as the site for the new recreation reserve and is the site subject to this Notice of Requirement. The site is the largest (22 ha) and there is ample room to provide on site car parking. The Rail Trail connects to the site and the central Prebbleton township is located approximately 1.5 km away. The site is also a 5 minute drive from Lincoln. The site has been used for farming, and although the site is not known to be contaminated, further testing has been undertaken.

The main planning constraint at the site is providing safe vehicle access. The site is not connected to any reticulated sewer, water or stormwater networks, however, a reticulated stormwater line runs up Birches Road. The site provides room for stormwater detention ponds. There are two existing wells onsite that could be utilised as water supply for the site. However, both these wells are relatively shallow, and due to the unconfined/semi-confined nature of the first (topmost) aquifer in the area, is expected that some elevated levels of contaminants (such as Nitrate-Nitrogen) may be present in the shallow groundwater source.

#### ***Site Four: 105 Toswill Road, Prebbleton***

Site Four (Lot 1 DP 34032) is located at 105 Toswill Road. The site fronts Toswill Road approximately 218 m north-west of the intersection with Trices Road. The site is located approximately 600 m south-west of Prebbleton township and is 8.1 ha. There is no designated pedestrian or cycle access to the site, however, there is an opportunity to create pedestrian and cycle access from Prebbleton township.

The main planning constraint is providing vehicle access to the site and the provision of sufficient onsite car parking. The site has been used for farming and material storage, and

although the site is not known to be contaminated, further testing would be required to determine whether the site is contaminated.

The site is not currently connected to any reticulated sewer, water or stormwater networks; however, there is reticulated services (water and sewer) running adjacent to the site and connected to the neighbouring residential developments. There is one existing active well (and one inactive well) onsite that could also be utilised as water supply if required. However, both these wells are shallow, and due to the unconfined/semi-confined nature of the first (topmost) aquifer in the area, is expected that some elevated levels of contaminants (such as Nitrate-Nitrogen) may be present in the shallow groundwater source.

### **Summary**

A decision-making matrix was compiled to assess each site (see Appendix G). After completing the matrix, site three (the site subject to this application) was recommended as the preferred site for the reserve.

### **Alternative Routes/Methods**

The existing recreation reserve at Prebbleton is overused and there is no further room for the existing reserve to expand, as it is surrounded by existing activities: largely residential dwellings. There is competition between a number of sports clubs/activities for ground space, and insufficient playing fields available for the number of sports/activities taking place.

There are existing recreational facilities in Lincoln: Lincoln Domain which provides space for the Lincoln Tennis Club, Rugby Football Club and includes the Lincoln Netball Centre and Bowling Club. Lincoln University also has a Recreation Centre and playing fields. The Bert Sutcliffe Oval provides grounds for cricket also. However, the demand outweighs these spaces. These spaces are also not located close to Prebbleton and provide for other, Lincoln based sports clubs.

Given the demand for more reserve space, and the lack of space to expand the existing reserve, the only option is for a new site to be constructed to provide additional recreational facilities. Four possible sites were chosen and assessed, and the most suitable site chosen for the new reserve.

## **Council's Objectives**

Selwyn District Council is a local authority which has financial responsibility for public recreation facilities, so may give the territorial authority (Council) a notice of requirement for a designation for a recreation reserve.

The recreation reserve subject to this notice is required to provide open space and facilitate recreation opportunities, particularly organised sport for the Prebbleton community.

Accordingly, establishment of a new recreation reserve is reasonably necessary for the provision of additional open space and recreation facilities for the Prebbleton community.

Designation is considered to be the appropriate mechanism to provide for the establishment and on-going use of the reserve for its proposed purpose. The Council requires ongoing certainty that the site can be developed and used for this purpose. Designation provides the necessary long-term certainty and flexibility for recreation activities on the site, while also identifying the use of the site to the general public.

All other large recreation reserves within Selwyn District Council's jurisdiction are designated.

## **Resource Consents Requirements**

Resource consent from Environment Canterbury will be required for works within and adjacent to Upper Dawsons Creek. The necessary consents will be applied for prior to construction commencing.

Malloch Environmental Limited carried out a Detailed Site Investigation for the site and determined that the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES Soils) applies. Resource consent for earthworks on contaminated land will be sought from Selwyn District Council as a separate application.

## **Assessment of Effects on the Environment**

The assessment of effects below relates to the actual and potential effects on the environment from the new recreation reserve located at the site subject to this NOR. This includes consideration of visual, transport, noise and lighting effects, CPTED principals and positive effects.

### **Visual Effects and Amenity Effects**

The proposed recreation reserve site is largely unoccupied, with one existing dwelling and three farm shed buildings on the site. The remainder of the site is used for pastoral activities. When viewed from the adjacent roads: Hamptons Road, Birchs Road and Leadleys Road there is some existing vegetation located around the boundaries which partially screens the site, however, the site is largely visible from surrounding properties, including the adjacent road network. The visual and amenity values of the existing site are typical of rural activities within the surrounding area.

The proposed recreation reserve will result in a change in the level of activity at the site. There will be an increase in vehicle movements to the site and an increase in noise, predominantly associated with sporting activities. This will be most noticeable for those properties opposite the main car park in Birchs Road. As noted in the ITA, Birchs Road is a collector road and carries a high volume of traffic. Peak demand is anticipated to be during the weekend in winter months and the ITA estimates worst case traffic generation of 371 vehicles per hour. This is considered to be well within the capacity of the road and will typically occur on weekends and outside of peak commuter periods. The main car park entrance has been located so it is well separated from the vehicle crossings serving 160 and 176 Birchs Road. The proposed reduction in the speed limit from 80km/h to 60km/h will reduce vehicle speeds and make access to the car park safer.

The noise assessment specifically considers effects of noise from a range of activities including vehicle movements in the car park, heavy vehicles, sporting activities, children playing, dogs barking and post-game gatherings of groups of people. This assessment concludes that noise levels are expected to be less than the recommended LAeq noise levels at neighbouring sites and therefore noise effects will be minimal. Both noise and traffic effects are discussed in more detail below and in the attached specialist reports in Appendices H and I.

Lighting is proposed down Birchs Road and for the main car park area. This will also represent a change for properties on Birchs Road, however lighting will be located on the opposite side of the road and will not result in direct glare into any adjacent properties. It is noted that properties on the opposite site of Birchs Road are well screened from the site by shelterbelt planting.

In terms of visual effects, the proposal includes substantial native planting across most of the site, including around the site boundary as can be seen in Figure 6.



**Figure 6: Proposed recreation reserve layout**

### ***Birchs Road***

The proposed 250 space carpark will be visible from Birchs Road. Planting will be included around the periphery of the carpark and some planting is proposed within the carparking area, so that the car park when viewed from outside the site is not a single paved area. Native planting is proposed along the entire western boundary with Birchs Road (excluding the proposed vehicle crossings) to partially screen the site from the dwellings on Birchs Road but also maintain surveillance into the site. The planting will have a maximum height of 1m, except for feature trees which will be maintained to ensure appropriate sightlines as and when they mature.

The visual effects from the proposed reserve will be less than minor. The small buildings: changing room and toilet buildings are largely located within the centre of the site and are small scale. Native landscaping along the western boundary (excluding the vehicle crossings) will improve the amenity of the site when viewed from the dwellings on Birchs Road. The visual amenity of the site although not rural in character is not unanticipated in the Inner Plains Zone, where recreation activities are anticipated. The proposed reserve does not



include any large buildings and although the sports fields could include tall rugby posts, these are slim and would not be visually dominant when viewed from outside the site.

Overall, the visual effects from the proposed reserve, when viewed from Birchs Road and the dwellings located along the road will be less than minor. The change from rural pasture to recreation reserve will change the character of the site, however, the level of development at the site will be continue to be small-scale, and the proposed planting will improve the visual amenity when viewed from Birchs Road. The intention is for the reserve to maintain a rustic rural park like appearance as opposed to a more formal park appearance such as Fosters Park in Rolleston.

### ***Hamptons Road***

Most of the site is setback from Hamptons Road as can be seen in Figure 6. The section adjacent to the road is the 'Meadow' area which although the final use is yet to be determined, will likely be for informal recreation activities. Substantial planting is proposed around the 'Meadow' which will screen the site when viewed from the adjacent dwellings on Hamptons Road. The remainder of the site is setback approximately 90 m behind pasture. The visual effects of the site when viewed from Hamptons Road will not be dissimilar to the surrounding area, where pasture and vegetation is the dominant view.

There are few dwellings located along Hamptons Road that are in close proximity to the site and where the proposed reserve will be visible from. Overall, due to the setback from existing dwellings and existing vegetation, the potential visual effects from the proposed reserve when viewed from Hamptons Road will be minimal. In the event that vacant land adjacent to the reserve is developed, a landscape buffer will be provided between the junior sports fields and this land.

### ***Leadleys Road***

Low-growing scrub (largely gorse) forms a hedge along the Leadleys Road boundary. The hedge will be removed as part of the works to establish the reserve. There will be planting along the Leadleys Road boundary to improve the amenity of the site when viewed from Leadleys Road. The three full-sized sports fields, the junior sports field and the dog exercise area will be visible from Leadleys Road, and from the property to the east (off Leadleys Road). However, there are no residential dwellings located immediately adjacent to the site on Leadleys Road.

### ***Summary***

Overall, the proposed changes to the site will be visible from surrounding roads and there will be a change in the level of activity at the site, however recreation activities are anticipated within the Inner Plains zone and the scale of built form development is low. The planting proposed across the site will improve the amenity of the site and the potential adverse visual effects will be less than minor. Noise and traffic effects are assessed in more detail below.

## **Transport Effects**

An Integrated Traffic Assessment (ITA) has been prepared for the proposed reserve and is attached in Appendix H. Carparking at the site will be separated into two separate parking areas: the larger 250 carpark space accessed off Birchs Road, and the smaller 35-45 carpark space located off Leadleys Road – adjacent to the dog exercise area. Some roadside parking is also proposed along Leadleys Road. Twenty-eight cycle parks will be located around the site, with the location to be confirmed and included in a future Outline Plan application.

The proposal is largely compliant with the District Plan standards except for the requirement for all car parking spaces to be permanently marked.

### ***Vehicle Access and Carparking***

Vehicle access is considered appropriate for the level of development. The design of the main vehicle access will be further developed during the Outline Plan application process, however the ITA notes that with the proposed reduction in the speed limit to 60km/h, the access can be formed with standard radius and tapers and some seal widening on the opposite side of the access. A second emergency access point has been provided in the main car park which can be opened up in the event of an emergency where the main access may not be available.

The access to the dog park on Leadleys Road is well separated from the intersection and has excellent visibility in both directions. The ITA notes that with the reduction of the speed limit and lower traffic volumes on Leadleys Road, no additional seal widening is necessary. The Hamptons Road service access is also well separated from the intersection and the ITA notes that the access should be designed to accommodate the largest vehicles using the service/maintenance area.

The design of the carparking areas and queuing spaces have not been finalised – and will be done so through the Outline Plan process, however, there is adequate room on site to provide for the required queuing spaces, and parking arrangement.

The carparking provision is considered to provide sufficient on-site parking for the activities proposed, so that vehicles will not spill out onto the adjoining roads. Some of the car parks in the main car park will be blocked off during off peak periods so they can be used for other activities requiring a hard surface such as skating/scooter or half basketball courts. Car parks are designed to cater for peak demand but much of the time, they lie empty and unutilised. The proposed multi use hard surface area will allow this area to be utilised during off peak times but available for parking when needed during peak times in the weekend when games are being held. The final carparking layout will be determined through the Outline Plan process.

The parking area for the dog park and service/maintenance area will be metalled without spaces marked however the ITA notes that the layout of these areas are such that it will be



logical where vehicles should park. Metalled surfaces provide for all weather parking and are suitable for the anticipated periodic/lower use.

A total of 28 cycle parks are proposed in various locations around the park (and 28 spaces required under the District Plan). The location of these spaces will be determined during the Outline Plan process.

In terms of traffic generation, the ITA notes that Birchs Road is a collector road and provides good connections between Lincoln and Prebbleton. Considering the existing traffic volumes on Birchs Road and the level of traffic generated by activities at the proposed reserve, the ITA concludes traffic volumes will remain well within the capacity of the sealed two-way road. It notes that the busiest periods at the reserve will typically occur on weekends outside of the peak commuter periods. Hamptons Road and Leadleys Road are also considered able to accommodate the small increases in traffic generated on these roads by the proposed reserve.

### ***Pedestrian and Cycle Access***

There are good pedestrian and cycle connections throughout the site. Additionally, the connection to the Rail Trail provides good access for cyclists to the site from Birchs Road. Pedestrian access is limited, due to the rural location. The ITA notes that the pedestrian link from the northern end of Birchs Road to the future 'Meadow' will cater for the dominant flow of pedestrian movements to and from the Prebbleton township and the bus stop on Birchs Road.

Although the pedestrian access to the site is limited, the other possible locations considered for the reserve also have poor pedestrian and cycle access, due to their rural location and high-speed limits on surrounding roads. The proposed reduction of the speed limit to 60km/h is more consistent with high pedestrian and cyclist volumes that may occur near the Park and is supported by the ITA.

### ***Summary***

Overall, the site is appropriately located within the road networks and the surrounding roading network has adequate capacity for the anticipated increase in traffic to the site. There is adequate on-site carparking provided, so that traffic is not anticipated to spill onto the adjacent roads. Although not all of the car park spaces will be permanently marked (parking by dog park and in service/maintenance area), the layout will be logical and the metalled surface will provide for all weather parking in these lower use car parks.

## **Noise**

An Assessment of Environmental Noise Effects has been carried out and is attached in Appendix I. The surrounding sites are zoned Inner Plains and sites further northwest of the site are zoned Living 3. The noise standards that apply to activities taking place at the site are:

Maximum noise limits at any Living Zone boundary:

7.30 am – 8.00 pm: 55 dBA  $L_{10}$ /85 dBA  $L_{max}$

8.01 pm – 7.29 am: 40 dBA  $L_{10}$ /70 dB  $L_{max}$

The maximum noise limits at the notional boundary of any sensitive activity are:

7.30 am – 8.00 pm: 60 dBA  $L_{10}$ /85 dBA  $L_{max}$

8.01 pm – 7.29 am: 45 dBA  $L_{10}$ /70 dB  $L_{max}$

Noise at the site will be generated from a range of activities including vehicle movements, heavy vehicles, sporting activities, children playing, dogs barking and post-game gatherings of groups of people.

The noise assessment completed demonstrates that the noise levels anticipated at all notional boundaries of the closest dwellings will be less than 55 dBA  $L_{Aeq}$  between 07.00 am -10.00 pm, and overall, the effects from noise will be minimal. The activities proposed at the site are anticipated to meet the District Plan noise standards during the day. In a worst case scenario, the noise levels are anticipated to result in a noise exceedance of 1 dB (under the District Plan) between 07.00 am – 07.30 am at the notional boundary of the dwellings at 2 and 32 Hamptons Road and an exceedance of 2 dB at the boundary of 160 Birchs Road.

Despite these minor exceedances, the effects from noise on these three properties are considered minimal for the following reasons:

- The  $L_{10}$  descriptor used in the Selwyn District Plan does not always represent noise effects and is no longer used in up to date noise standards; and
- The current District Plan rules relating to noise are more restrictive (07.30 am – 08.00 pm) than most District Plan rules, *NZS 6802 - New Zealand Standard Acoustics – Environmental noise*, and up to date noise standards.

Overall, the noise anticipated from the proposed recreation reserve at Birchs Road is considered reasonable and will have a minimal effect on neighbouring properties. Noise levels will be a maximum of 55 dBA  $L_{Aeq}$  during daytime hours (07.00 am – 10.00 pm) and a maximum of 45 dB  $L_{Aeq}$  during night-time hours (10.00 pm – 07.00 am). A 1 dB exceedance of the District Plan noise limits may occur at the boundaries with 2 and 32 Hamptons Road, and a 2 dB exceedance at the boundary with 116 Birchs Road, between 07.00 am – 07.30 am or between 08.00 pm – 10.00 pm, however, the noise levels will be less than the recommended  $L_{Aeq}$  noise levels and the associated effects from noise will be minimal.

## Lighting

Rule E13.1.11.1 of the Township Volume of the District Plan requires that any parking or loading areas which are required at night-time be illuminated to a minimum maintained level

of 2 lux, with high uniformity, during the hours of operation. There is no equivalent rule in the Rural Volume of the District Plan.

In terms of light spill, Rule 9.18.1.2 of the Rural Volume of the Plan states that any activity involving lighting is permitted, provided the maximum light spill does not exceed 3 lux on to any part of any other adjoining property or any road reserve.

As the purpose of this application is to designate the land for recreation reserve purposes, a detailed lighting design has not yet been undertaken. This will be submitted as part of an Outline Plan application and will be designed in accordance with the requirements of the District Plan.

### **CPTED Assessment**

An assessment of the proposal against the Crime Prevention Through Environmental Design (CPTED) principles has been undertaken and is attached in Appendix F. The CPTED assessment covers seven key principles: access, surveillance, layout, activity mix, sense of ownership, quality environments and sense of ownership. The CPTED assessment highlights the following:

- The site is isolated and remote given its rural location;
- It is encouraged that the site is connected through pathways as much as possible;
- The proposed reduction of the speed limit from 80km/h to 60km/h is supported to ensure slower movement and increased time of visibility;
- Higher speed limits on adjacent roads and lack of infrastructural breaks (such as lights or roundabouts) creates unsafe zones, i.e. being able to 'flee the scene' with minimal interference increases the possibility of offending;
- Supports the single entrance to the main car park as detracts from vehicles swooping past public facilities at speed;
- Pathways within the site and access to the site are clearly defined;
- The Meadow Space entrance should be opened up, clear and well-marked;
- The southern intersection between Leadleys and Birchs Road is active space with pause points for vehicles and pedestrians and visibly present dwellings;
- The 'play spine', Pa Harakeke/Pa Toetoe area and junior sports hubs have several networks of paths which create good exit and entry points for choice and escape;
- The loop track to the north and east of the wetland area has potential for entrapment issues and could be improved;
- The playground and youth spaces should be highly visible from the road and have clear routes in and out and options for entrances and exits;
- Surveillance from surrounding dwellings is limited and surveillance is largely limited to the road: Birchs Road and Hamptons Road);
- The staged removal of the Birchs Road shelterbelt hedge should be done at the most visible corners and feature entrances as priority to open up the site for additional visual surveillance from the busiest street interface and greatest concentration of houses (Birchs Road);

- Good lighting along the paths and carparking areas is imperative to the safety of the reserve;
- Buildings are well situated in relation to access and clear links;
- The service/maintenance area of Hamptons Road will need to be designed so that it is not used as a congregation area;
- Pull in areas for emergency services should be considered, particularly in the north eastern area of the site where large distances would need to be covered by foot; and
- Planting will need to be carefully considered so that it does not create places for concealment and so that it does not block sight lines from outside the site.

Key recommendations from the CPTED Assessment include:

- Consideration of the dog exercise area to ensure openness and links to the wider park;
- Better activating the Meadow area and Birchs Road frontage to improve surveillance of the site from the adjacent roading network. This is recommended for Stage 1 of works as it provides the greatest opportunity for creating a sense of arrival at the reserve;
- Retaining the shared path along Leadleys Road to create the choice to not traverse through the reserve if circumstances require it;
- Minimising vegetation around road frontages; and
- Ensuring all car parks, public facilities, the dog park and main pathways down Birchs Road be well lit.

The CPTED Assessment recognises the benefits of the reserve providing for a range of sports and activities, and at a range of times which leads to better activation of the site. The more activated and well-used a site is, the lesser the potential for crime.

The location of the four sites investigated for the proposed reserve are all relatively isolated and in a rural location, largely due to the size of the land required. There is no site large enough within or on the periphery of Prebbleton township. Although the site is relatively isolated given its rural location, the site is well connected from Prebbleton and Lincoln. There are several residential dwellings and other rural activities on adjacent sites which provides some surveillance to the site.

The dog exercise area has been located in the western part of the site, so that it is located as far away as possible from the residential dwellings, to minimise the level of noise received at the dwellings from the dogs. If the dog exercise area were to be located in the centre of the site this would disconnect the areas used for sports. Other locations are not suitable as they are located closer to residential dwellings off Hamptons and Birchs Roads.

The CPTED recommendations will be incorporated into the detailed reserve design and a final landscaping plan will be submitted through the Outline Plan process so that the potential adverse effects on safety can be assessed.

## Earthworks

The construction of sports fields is likely to involve a process of removing and stockpiling site topsoil and levelling of the subbase, before relaying topsoil to create a level playing surface. The exact volume and extent of earthworks for the development of the reserve, including the sports fields, has not yet been determined. The removal of soil and movement of construction machinery around the site has the potential to create a dust nuisance to adjoining neighbours. The use of dust suppression methods such as water spraying will therefore be employed during the physical works phase of construction. It is also proposed that the shelterbelt planting along Birchs Road be retained until the bulk of the earthworks for Stage 1 are complete to assist with dust mitigation. Areas exposed for landscaping, car parking or building will either be covered with hard surfacing or re-vegetated as soon as practicable to avoid any long-term exposure of soil. Specific details of dust suppression methods will be addressed at Outline Plan stage. On the basis of the above mitigation measures that will be undertaken at the time of construction, any adverse dust effects on surrounding properties will be less than minor.

It is further noted that under the Canterbury Air Regional Plan, land development activities where the area of unsealed or unconsolidated land is greater than 1000m<sup>2</sup> are a permitted activity provided a dust management plan is prepared in accordance with Schedule 2 of the Regional Plan, and the discharge does not cause an offensive or objectionable effect beyond the boundary of the property of origin. Accordingly, a dust management plan will be prepared in accordance with Schedule 2 of the Regional Plan to ensure any discharge does not cause an offensive or objectionable effect.

## Positive Effects

It is considered that the proposal will result in a number of positive effects for Prebbleton and the wider Selwyn District as the additional land designated for recreation reserve will provide for the future sports and recreation needs of the Prebbleton and Lincoln communities, while relieving pressure on existing sports and recreation facilities. In particular, the site will provide:

- Five junior sports fields
- Three full sized sports fields
- A dog exercise area
- A shared path (cycle and pedestrian) network
- Off road cycle path and challenges
- Changing rooms and public toilets
- A Youth Space
- Multi-use spaces

Currently, the existing Prebbleton Reserve is under pressure and lacking space for the number of sports and activities that take place at the reserve. The new reserve will provide additional space for a range of sports and activities, while being easily accessible from both Lincoln and Prebbleton.

## Summary

Overall, it is considered that the proposal for a recreation reserve in Birchs Road will result in a high quality reserve that will meet the future demand for recreation space in Prebbleton. The assessment of effects above demonstrates that actual and potential effects of the proposal in terms of visual, amenity, traffic, noise, lighting and earthwork effects are less than minor and can be adequately mitigated. The proposal has also been designed and will continue to be developed in accordance with CPTED principles and has a number of positive effects.

## Consultation

In accordance with Form 18 – Schedule 1 (Resource Management (Forms, Fees, and Procedure) Regulations 2003) the requiring authority is required to set out what consultation (if any) has been undertaken with parties that are likely to be affected.

The Council has been working closely with the Prebbleton community, including sports clubs and reserve committees and local school groups. Consultation with the following groups has been carried out:

- Waikirikiri Hockey
- Prebbleton Football
- Selwyn United Football
- Prebbleton Touch
- Prebbleton Rugby
- Prebbleton Cricket
- Prebbleton Tennis
- Lincoln Rugby
- Springston Pony Club/Recreation Riders
- Bike Track co-ordinator/spokesperson
- Lincoln University
- Lincoln High School
- Prebbleton and Lincoln Primary Schools
- Prebbleton Kindergarten
- Lincoln Preschool
- Prebbleton Walking Group
- Little River Rail Trust Prebbleton Reserve Committee
- Prebbleton Community Association
- LEC Manager and SDC Community Events Officer

The summary document which sets out the concerns of each group is provided in Appendix J. Most groups acknowledged that there was competition between groups for space and that

more space for recreational activities is required. The concerns and comments of those consulted has informed the initial design of the reserve, so that the new reserve provides adequate facilities for the community.

Following consultation with key stakeholders and the drafting of a concept master plan, a Public Submission Form was provided to the wider community for feedback. The handout included the proposed layout, several cross-sections and details on the proposed reserve. A total of 57 submissions were received and the feedback was overwhelmingly supportive of the proposed reserve. The handout provided to the community and a summary of the feedback received is attached in Appendix K.

Following this feedback, the master plan was further amended with the plan provided in Appendix E being approved by Council to form part of the NOR application on 22 April 2020.

Consultation has also been undertaken with Te Taumutu Rūnanga and initial feedback is that the master plan is flexible enough to ensure the voice of the Rūnanga is accurately represented as the project progresses. The Council will continue to consult with the Rūnanga throughout all stages of the proposed reserve development and construction.

### ***Summary***

The proposed designation allowing for the new recreation reserve is generally well supported by the community, however it is requested that this Notice of Requirement be publicly notified due to public interest and to give residents the ability to make formal submissions.

## **Conclusion**

The purpose of this notice is to include a new designation in the Selwyn District Plan – Rural Volume, to enable the future development and subsequent use of recreational facilities on the site. This will be required in the future to respond to both current demand and growth projections for the area.

The actual and potential environmental effects and the proposed mitigation measures have been assessed, the designation has been considered against the provisions of the relevant policy documents and plans, and alternatives, the Council's objectives and consultation undertaken are outlined. Overall, the site is considered suitable for a recreation reserve, effects can be avoided, remedied or mitigated and the development is entirely consistent with relevant planning documents.

The requiring authority requests that Council proceed to process this notice of requirement pursuant to section 169 of the RMA and anticipates Council's recommendation in due course as per section 171(2) and (3).