

Section 168A Resource Management Act 1991



Report pursuant to section 168A of the Resource Management Act 1991 recommending whether or not a Notice of Requirement for a designation should be:

- Confirmed, modified or withdrawn and
- Whether any conditions should be imposed on the designation

Author: Craig Friedel

Position: Consultant Planner

Notice of Requirement Number: D200088

REQUIRING AUTHORITY:	Selwyn District Council
PROPOSAL:	Notice of Requirement to designate the site for Recreation Reserve Purposes to enable the establishment and operation of the Prebbleton Recreation Reserve
LOCATION:	27 Hamptons Road, Prebbleton
LEGAL DESCRIPTION:	Lot 2 DP 365486 and Rural Section 39793
ZONING:	The property is zoned Rural Inner Plains under the provisions of the Operative District Plan (Rural Volume)
HEARING DATE:	6 October 2020
RECOMMENDATION:	Confirm with conditions
This application was formally received by the Selwyn District Council on 7 May 2020.	

Preamble

1. This report reviews the notice of requirement application lodged by Selwyn District Council in its capacity as a Requiring Authority (the 'Requiring Authority') and addresses the relevant information and issues raised. The recommendation made in this report is not binding on the Selwyn District Council (the 'Council') in its capacity as a regulatory authority and it should not be assumed that the Hearings Commissioner will reach the same conclusion having considered all the evidence brought before the hearing by the applicant and remaining submitter.

Report Author

2. I am a Senior Planner and Associate at Harrison Grierson Consultants. I hold a Master of Environmental Policy and Management (Distinction) and a Postgraduate Diploma in Resource Studies

(Environmental Policy and Planning) from Lincoln University and a Bachelor of Arts (Geography) from the University of Canterbury.

3. I have worked in the field of planning since 2005 and have been a full member of the New Zealand Planning Institute since 2009.
4. I was previously employed by the Council as a Senior Strategy and Policy Planner between 2008 to 2018. During this time I coordinated the development of the Prebbleton Structure Plan 2009, the zoning of the Prebbleton's residential 'greenfield' priority areas under the Land Use Recovery Plan (LURP) (Actions 17 and 18.vii) and was the principal planning advisor on Council's Rural Residential Background Report 2011, Rural Residential Strategy 2014 and the associated changes to the District Plan under the LURP (Action 18.vii). I also processed a number of private plan changes in Prebbleton that rezoned rural land for residential and rural residential purposes.
5. I have read and agree to comply with the Environment Court's Code of Conduct for Expert Witnesses contained in the Practice Note 2014. I confirm that the issues addressed in this report are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

Introduction

6. Selwyn District Council (the Council) has given notice of its requirement to designate the land at 27 Hamptons Road (Lot 2 DP 365486 and Rural Section 39793) for a new recreation reserve in Prebbleton.
7. The nature of the proposed work is fully described on pages 6-14 of the application and the addendum letter dated 17 June 2020, and the key points include:
 - a. Designating approximately 22 ha of land plus a portion of Upper Dawsons Creek that extends into the site (approximately 4,300m²) for a new recreation reserve to meet the growing demand for additional reserve and community space in the area.
 - b. The reserve is proposed to be developed in two stages, with the area south of Upper Dawsons Creek to be developed in an initial phase (2020-2022) followed by the balance of the site north of the creek (2026-2027).
 - c. A draft concept masterplan for the proposed reserve illustrates the facilities and nature of activities that are anticipated to be available in the reserve (Refer to Appendix E of the application, the update included in the addendum letter dated 1 September 2020 and included as **Attachment 1** of this report), which include sports fields, multi-purpose walking and cycling network, dog exercise area, 'meadow' leisure area, maintenance and service area, and youth space.
 - d. The proposal includes the naturalisation of a portion of Upper Dawsons Creek and extensive landscaping throughout the site to provide mahinga kai, shelter, shade, and amenity.
 - e. Provision is made for a changing room, public toilets, and installation of lighting for the sports fields, car park, dog exercise area and facilities.
 - f. Two parking areas are proposed to provide approximately 295 car spaces and 28 cycle parks that are to be dispersed throughout the site.
 - g. Speed limit controls on the three roads that directly service the site are proposed to be reduced from 80km/hr to 60km/hr.
 - h. Four vehicle entrances are proposed. The main vehicle access and emergency vehicle access points are proposed on Birchs Road, a second vehicle access point on Leadleys Road and maintenance area access point on Hamptons Road.
8. The application contained expert reports relating to ecology (Aquatic Ecology Ltd), contaminated land (Malloch Environmental Ltd), Crime Prevention through Environmental Design (Novogroup), site options assessment (OPUS), transport (Novogroup) and noise (Acoustic Engineering Services).

9. The transport assessment was peer reviewed by Abley Consultants prior to public notification.
10. The Requiring Authority has commissioned additional expert noise and transport assessments and revisited the concept masterplan to respond to some of the matters raised in submissions. A covering letter dated 1 September 2020 summarises the findings of these additional technical reports, while also confirming that the details of the notice of requirement. This additional information has been pre-circulated to the Commissioner and submitters and are available on Council's website.
11. These changes specifically relate to:
 - a. An increase in the spaces provided for the dog park car park off Leadleys Road (from 35 to 45 spaces to 65 to 75 spaces).
 - b. A commitment that this car park will be sealed.
 - c. Amendments to the concept masterplan plan to: (i) record the increased size and formation of the Leadleys Road car park; (ii) directional information to manage vehicle egress and ingress; (iii) a repositioning of the toilet block; (iv) removal of the "gravel road" notation in the Legend to confirm the formation standards; and (v) deleting the "Etc" reference to provide certainty that the proposed purpose of the buildings are for change rooms and public toilets only (as opposed to clubrooms).
12. The Council have confirmed that a separate outline plan would be lodged for the proposed works on site.

Description of the Existing Environment

13. The site and surrounding environment are fully described on pages 6 – 9 of the application and the addendum letter dated 17 June 2020, which I confirmed when I visited the site on 12 August 2020.
14. In brief, the proposed reserve is located approximately 1.5 km south of Prebbleton township. There is an existing dwelling on the site and three farm buildings. The Council owns the land.
15. The site is zoned Rural Inner Plains and is not subject to any other District Plan overlays.
16. Vehicle access to the site is provided from Hamptons Road via two formed vehicle crossings. The Rail Trail Cycleway runs along Birchs Road and links Christchurch to Little River. The land is level in contour and is currently used for pastoral grazing. The site has several shelterbelts within it and along the boundaries. Upper Dawson Creek dissects the northern part of the property and a high voltage transmission line crosses the southeast corner of the site.
17. The land immediately surrounding the site is predominately utilised for lifestyle uses that are characterised by large dwellings on 4ha land holdings. Pastoral farming activities on larger land holdings are also evident, particularly to the south of the site.

Operative Selwyn District Plan

18. The Selwyn District Plan ("the District Plan") was made operative on 03 May 2016. Under the District Plan the site subject to the notice of requirement is zoned Rural Inner Plains (Rural Volume).

Notification

19. The Requiring Authority requested that the notice of requirement be publicly notified, which occurred on 1 July 2020.
20. A copy of the Public Notice must be served on each owner and occupier of any land (other than the requiring authority) of any land to which the notice relates, and any adjoining land. Notice was served on the parties listed in **Table 1** below:

Table 1 – Adjoining landowners served notice of the application

NAME	ADDRESS
K. & E. Dixon and K Moylan	57 Hamptons Road, Prebbleton
L. & H. Tuff	42 Hamptons Road, Prebbleton
T. & G. Cridge	32 Hamptons Road, Prebbleton
G. & J. Drinnan	2 Hamptons Road, Prebbleton
S. & N. Hansen	Hamptons Road, Prebbleton
T. & H. Fraser	198 Birchs Road, Prebbleton
J. & J. Rademaker	176 Birchs Road, Prebbleton
A. & N. Sutton	160 Birchs Road, Prebbleton
G. & S. Sheaf	142 Birchs Road, Prebbleton
Orion NZ Ltd	128 Birchs Road, Prebbleton
D. & S. Hight	333 Leadleys Road, Prebbleton
Fueseon Graphics NZ Ltd	264 Leadley's Road, Prebbleton
E. & B. Jeffs	321 Trices Road, Prebbleton
A. & B. George Trust	311 Trices Road, Prebbleton
J. & T. Barrett	299 Trices Road, Prebbleton
A. Longbottom	273 Trices Road, Prebbleton

Submissions

21. There were 15 submissions received by 29 July 2020, which was the closing date prescribed in the public notice.
22. The submissions are available on Council's website. The relief sought in the submissions received is summarised in **Attachment 2** and the submissions by topic are summarised in **Attachment 3**.
23. The submissions cover a broad range of effects and seek a variety of points of relief that generally cover infrastructure, transport, reserve provision and operational requirements, nuisance effects, amenity, and urban form.
24. The location of the submitter's who reside in close proximity to the application site are illustrated in **Figure 1**.

Figure 1: Location of the submitter's



Matters to be Considered

25. Section 168(A)(3) of the Resource Management Act 1991 (the 'RMA') sets out the matters which Selwyn District Council must have regard to in considering the effects on the environment of allowing a notice of requirement. In this case the relevant matters are:
 - a regional policy statement or proposed regional policy statement (s.168A(3)(a)(iii))
 - a plan or proposed plan (s.168A(3)(a)(iv))
 - whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if it is likely that the work will have a significant adverse effect on the environment (s.168A(3)(b)(ii))
 - whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; (s.168A(3)(c))
 - any other matter the territorial authority considers reasonably necessary in order to make a decision on the requirement. (s.168A(3)(d))
26. All matters listed in s.168A(3) are subject to Part 2 of the Act, which contains its purposes and principles.

Assessment of Environmental Effects

27. The adverse effects of the proposal are considered to relate to urban form, rural amenity and visual effects, reverse sensitivity, infrastructure servicing, transport, reserve provision and operational requirements, contaminated land, earthworks, and nuisance effects relating to noise and lighting.

Permitted baseline

28. The District Plan rules provide a baseline for establishing what effects can be anticipated within the Rural Zone from rural-based activities, but do not necessarily anticipate effects relating to the establishment and operation of a public reserve. Consequently, the permitted baseline has not been applied to the effects that are likely to arise from this notice of requirement as it is seeking approval to designate the site for recreational purposes under section 168A of the RMA.

Urban form

29. The site sits within a peri-urban location where previous spatial planning exercises have signalled the appropriateness for a grouping of properties to be zoned for rural residential densities between the proposed site that is south of Hamptons Road and the township boundary further to the north as far as Trices Road (refer to **Figure 2**).
30. One of the submissions opposing the requirement in part seeks assurances that their land at 27 Hamptons Road is included as a 'preferred rural residential location' when the Rural Residential Strategy 2014 (the 'RRS14') is next reviewed (S05.03 G. & M. Drinnan).
31. The RRS14 is a non-statutory strategy that was prepared under the Local Government Act (the 'LGA') special consultative process to 'give effect' to Action 18 of the Land Use Recovery Plan (the 'LURP') and Policy 6.3.9 of the Canterbury Regional Policy Statement (the 'CRPS').
32. The RRS14 states that the identification of the 'rural residential locations' does not pre-empt the statutory requirements of the RMA, including the Schedule 1 plan change process¹. The RRS14 Preferred Location 8 illustrated in **Figure 2** is subject to the Rural Inner Plains Zone that requires the density and character of development to be subject to the District Plan rules and to be consistent with the related objectives and policies, including Policy 6.3.9 of the CRPS.
33. There is no scope provided within the notice of requirement process to consider the rezoning of land or to pre-empt any review of the adopted RRS14. There are no grounds to grant the relief that is being sought through this process. The only recourse is for the submitter to participate in any future reviews of the RRS14, to nominate their land for inclusion as a 'preferred location' against the relevant criteria and present their case as part of the associated special consultative process under the LGA, or to lodge a private plan change, or participate in any relevant future council proposed plan change to the District Plan.

Figure 2: RRS14 Preferred rural residential location - Prebbleton



Source: Rural Residential Strategy 2014. Section 6 Rural residential locations, Figure 36. Page 64

Rural amenity and visual effects

34. Rural character defines the rural area and differentiates it from other environments. It can generally be described as a very low dwelling density and high ratios of open space to building coverage in

¹ RRS14. 6. Rural Residential Locations, Paragraph 6.6. Page 51.

comparison to urban areas. Non-rural activities establishing and operating within the rural zone can result in a loss of rural character and contribute to amenity conflicts.

35. Three submitters oppose the requirement in part on the grounds that the designation of the site for recreational purposes will result in a loss of rural character (S09.07 J. & J. Rademaker and S12.01 Fuseon Graphics NZ Ltd) and more specifically, that confirmation of the acceptability of the visual effects of the proposed light towers is provided (S11.05 H. & T. Fraser), as part of these proceedings rather than any subsequent outline plan process.
36. The District Plan anticipates a variety of activities within the Rural Inner Plains Zone, including community activities. The site is within a peri-urban location on the fringe of Prebbleton as opposed to a more isolated, distinctly rural area. There is some intensive rural production in the form of the poultry farm on the opposite side of Birchs Road, but the area is otherwise characterised by lifestyle blocks, particularly to the north, and smaller rural lots to the east, south and west of the site.
37. While the proposed recreation reserve is relatively large and will attract more people to the immediate area, the site will retain a character that is compatible with the surrounding rural environment. The proposed use of the land for a reserve ensures the site will remain dominated by open space, include extensive landscaping, and will accommodate relatively few buildings and structures. The perimeter tree planting, the naturalisation of the riparian margin along Upper Dawsons Creek and significant native vegetation proposed will create a high amenity area for a range of social and recreational activities that are compatible with a rural setting.
38. The outline plan of works application will need to confirm the height of the proposed lighting poles to satisfy section 176A of the RMA, which is recommended as a condition of consent should the designation be confirmed. The height and bulk of the light towers are not expected to be of a scale that will compromise the visual amenity that is attributed to the site and surrounding area, which is a rural environment where utilitarian structures are anticipated. The pylons associated with Transpower's national grid that dissect the site and the presence of large mature trees and shelterbelts on the boundaries of the surrounding properties also mean that there are already substantially higher and larger structures present in the area.
39. I consider that the establishment and operation of a reserve on the site is compatible with the surrounding rural environment and will not detract from the amenity and character of the surrounding area. Any potential visual effects will be screened by shelterbelts and trees on the neighbouring properties and mitigated by the planting and landscaping that is illustrated on the Concept Masterplan.

Reverse sensitivity

Nationally significant infrastructure

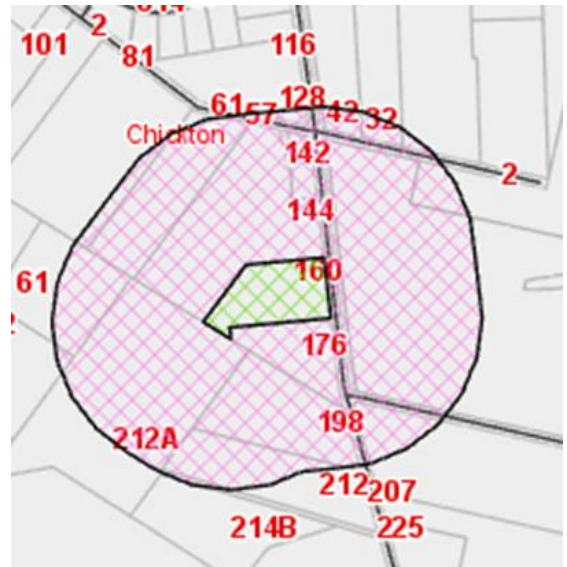
40. A submission was received from Transpower who request that an advice note is included to reference the consent notice on the properties Record of Title to manage potential adverse reverse sensitivity effects and the need to protect the ongoing operation of Transpower's National Grid.
41. I support the relief sought by Transpower and agree that an advice note accompanying the conditions of the designation, should it be approved, is an appropriate mechanism to highlight the need for activities that may take place on the property continue to avoid compromising the safe and efficient operation of Transpower's nationally significant power transmission network.

Intensive farming activities

42. The application site is located opposite a poultry farm operating from 160 Birchs Road where reverse sensitivity effects could arise with people using any future reserve and complaining about odour and other nuisance effects relating to this existing rural activity.
43. The District Plan sets a minimum separation distance of 300m between intensive farming activities and new sensitive activities. The definition of 'sensitive activities' includes recreation activities and facilities. **Figure 3** on the following page illustrates that the 'intensive farming reverse sensitivity buffer' extends over a large portion of the subject property.

44. While the Plan provisions do not apply to the designation, there is potential for reverse sensitivity effects to occur, particularly in relation to odour.
45. The activities occurring on the recreation reserve are likely to be less sensitive to potential adverse odour effects than the residential dwellings established on the properties that adjoin 160 Birchs Road. The transitory nature of the reserve also means that people are less likely to be exposed to odour nuisance to the extent that it compromises their health or wellbeing.
46. The risk of odour nuisance associated with the poultry farm is reduced further as the predominant easterly wind assists in directing any discharges away for the site. The main parking area is also proposed to be located directly opposite 160 Birchs Road that will provide a buffer between the poultry farm and spaces within the reserve where people are likely to be more susceptible to odour nuisance (such as the youth space).
47. A submission was received from the owners and occupiers of 160 Birchs Road. The risk of potential adverse reverse sensitivity effects compromising the operation of their poultry farming activity is not raised and in the absence of any further evidence there is no serious challenge to this issue.
48. Overall, I consider that the risk of reverse sensitivity effects occurring as a result of the proposed designation is low. Although the proposal will result in more people using the site, the mitigating factors outlined above are sufficient to ensure that any adverse reverse sensitivity effects will be negligible on the health and wellbeing of people working and visiting the proposed reserve.

Figure 3: Intensive farming activity and reverse sensitivity buffer, 160 Birchs Road



Source: SDC Mapviewer

Infrastructure servicing and water quality

49. The requirement confirms that the reticulated water and wastewater connections do not currently extend to the property and that stormwater will be discharged to ground within the site.
50. Two submitters oppose the requirement in part. One requests that the reticulated sewer line is extended along Birchs Road to service future residential development (S09.06 J. & J. Rademaker) and one seeks confirmation of how wastewater will be managed (S11.03 H. & T. Fraser). One submitter opposes the requirement in part due to concerns with how on-site stormwater and run-off contaminants will be managed (S11.02 H. & T. Fraser).
51. The Requiring Authority will either need to extend the public reticulated water or wastewater from Prebbleton to the site or seek the necessary resource consents from Environment Canterbury in accordance with the Canterbury Land and Water Regional Plan. This will ensure that wastewater is managed appropriately, either through establishing connections to the reticulated scheme or septic tanks. Any extension to the reticulated wastewater network beyond the current service area is not a matter that can be considered as part of the notice of requirement process, but is a pre-requisite that would need to be satisfied if the rural residential location to the north of the site were to be zoned and subdivided, or if the township boundary were to be extended in the future.
52. The regional consenting process manages water-takes and the establishment of onsite bores to source potable water to service the property, which includes supplies that are suitable for human consumption, to service the changing rooms and toilet facilities and to irrigate the fields and landscaped areas. The requirement includes an expert report that confirms the ecological quality of Upper Dawson's Creek will be enhanced through extensive riparian planting. Resource consent from Environment Canterbury will also be required for any works in proximity to the waterbody.

53. Overall, I consider that the proposed reserve can be appropriately serviced by water and wastewater infrastructure, and that the quality of Upper Dawson's Creek and groundwater will be appropriately managed through the regional consenting process administered by Environment Canterbury.

Transport effects

54. The notice of requirement includes an Integrated Transport Assessment (ITA) that considers the actual and potential impacts of traffic movements and parking demand associated with the proposed activity prepared by Novogroup. A Crime Prevention Through Environmental Design (CPTED) assessment also prepared by Novogroup and included in the requirement evaluates the safety of the walking and cycling movement network that were both prepared by Novogroup.
55. The ITA included in the requirement concludes that:
- (a) 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.
 - (b) There is adequate on-site carparking provided, so that traffic is not anticipated to spill onto the adjacent roads.
56. Nine submissions oppose the requirement in part on the basis of the following transport effects:
- The safety and efficiency of access and crossing points along Birchs and Springs and Trent's Road intersection (S02.01 S. & F. Sheaf and S04.02 C. Swift).
 - The location of the primary access point that is requested to be moved from Birchs Road to Hamptons Road (S09.01 J. & J. Rademaker, S10.1 N. Johnston and S11.08 H. & T. Fraser).
 - The need for network upgrades, including a roundabout, bus stop and sealing of the car park (S11.09 H. & T. Fraser and S09.02 J. & J. Rademaker) and sealing of Hamptons Road (S05.02 G. & M. Drinnan).
 - Reduced safety due to increased vehicle speeds along Birchs Road (S09.02 J. & J. Rademaker) and Leadley's Road (S12.01 Fuseon Graphics NZ Ltd).
 - Vehicle movements associated with the clubrooms (S08.02 KNOT Family Trust).
 - Maintenance of the existing vehicle access arrangements at 142 and 160 Birchs Road (S. & F. Sheaf and S08.01 KNOT Family Trust).
 - Avoid parking overspill on the grass verge of Birchs and Leadleys Roads (S09.03 J. & J. Rademaker and S11.10 H. & T. Fraser).
57. One submitter supports the Concept Masterplan and cycle routing that has been provided around the proposed car park (S07.01 Christchurch to Little River Rail Trust).
58. The ITA and initial updated information provided by the Requiring Authority received prior to the notification of the notice of requirement were peer reviewed by Abley Consultants, who generally support the methodology that was applied by Novogroup in preparing the ITA. The peer review concludes that there are no transport-related reasons why the notice of requirement should not be confirmed, including in respect to trip generation, parking provision and demand and vehicle, pedestrian, and cycle access arrangements. Abley recommend that a designation condition is included requiring a further ITA to be submitted for approval as part of the outline plan of works to address a number of network improvements, which I support and consider is sufficient to address the concerns raised by the submitter's.

59. I do not support the Abley recommendation that the designation should comply with the minimum car parking rates in the District Plan. This is because Selwyn District is a Tier 1 local authority who are in the process of removing the minimum parking rates from the District Plan pursuant to Policy 11(a) of the National Policy Statement on Urban Development 2020. The Abley peer review also confirmed that there are sufficient on-site spaces illustrated on the Concept Masterplan to meet the estimated peak demand. The Requiring Authority has subsequently made provision for additional 30 spaces to be formed in response to the submissions received.
60. The Requiring Authority's covering letter dated 1 September 2020 confirms that Novogroup has reviewed the transport assessment in response to the submissions received. Confirmation has been provided that there is sufficient space in the road reserve of Birchs Road to accommodate a right turn bay into the main car park and a left turn and right turn lane on the car park exit. Novogroup have also investigated the concerns raised in respect to cars using the berm on Leadleys Road as overflow parking. The Requesting Authority has made further changes to the Concept Masterplan to respond to the findings of transport assessment, which includes an increase in the number of on-site spaces, reference to arrows on the carriageway to manage vehicle egress and ingress from Birchs Road (refer to **Figure 4**), and to seal the extended car parking area to reduce the likelihood of parking spilling over into the adjoining road reserve.
61. I accept the expert advice of the Novogroup and Abley transport engineers, and consider that overall, traffic access and parking arrangements are appropriate, and that the safety and efficiency of the road network will not be compromised. The updated Concept Masterplan establishes that sufficient car parking will need to be formed and made available within the site to meet the normal demands of the activity, and provision has been made for on-site overspill parking that can be utilised during peak periods of demand.
62. Overall, I consider that any adverse effects relating to the access arrangements and vehicle parking will be minor and the provision of a more detailed ITA as part of the outline plan of works process will determine the need for upgrades to maintain the safety and efficiency of the transport network.

Reserve provision and operational requirements

63. Three submissions have requested the Requiring Authority to make provision for specific facilities within the proposed reserve, including a Park N' Ride that can accommodate electronic vehicles (S03.1 Zilch), fenced area for small dogs, walking path signage and park benches (S04.01 C. Swift) and a Fistball area (S06.01 Canterbury Fistball Association).
64. The requirement outlines the type of facilities and activities that are likely to be provided within the proposed reserve. These will be formalised in more detail when any associated reserve management plan is prepared. I consider that it is more appropriate for the relief that is being sought from the above submitter's to be considered as part of the future non-statutory processes that the Requiring Authority will initiate if the designation is confirmed.
65. Four of the submissions that oppose the requirement in part identify potential adverse effects associated with the future operation of the proposed reserve, including the hours of operation to reduce vandalism (S020.3 S. & F. Sheaf), restrictions on the sale of liquor and parking, inclusion of security measures (S09.04 J. & J. Rademaker), confirmation of the size and appearance of the clubrooms (S09.08 J. & J. Rademaker and S11.04 H. & T. Fraser), gate restrictions to discourage gatherings and inappropriate behaviour that may compromise the health of livestock (S11.04 H. & T. Fraser and S12.01 Fuseon Graphics NZ Ltd) and establishment of a smokefree environment (S11.01 H. & T. Fraser).

Figure 4: Concept Masterplan - Exert illustrating the Birchs Road car park entrance arrows



Source: SDC Concept Masterplan, August 2020

66. I consider that there is sufficient detail contained within the requirement to establish that the proposed activities will be consistent with the purpose of the designation that is being sought, which is for recreation reserve purposes. It is more appropriate for the relief that is being sought from the above submitter's to be considered as part of the future non-statutory processes that the Requiring Authority will initiate if the designation is confirmed. This includes through the reserve management plan to action the recommendations of the CPTED report included as Appendix F of the requirement, establish appropriate hours of operation and security measures and the requiring authorities ongoing adherence to Council's Smokefree Public Outdoor Areas Policy.
67. The submitter's have raised concerns with the effects that could be generated if a clubroom were to operate from the proposed reserve. The Requiring Authority confirmed that no clubrooms are proposed in the addendum letter that accompanied the requirement dated 17 June 2020, the letter dated 1 September 2020 and have confirmed that the reference to "etc" is removed from the Concept Masterplan to provide certainty that the building is limited to a change room and public toilet.
68. Overall, I consider that the nature and scale of the effects relating to the future operation of the proposed reserve are within the purpose of the designation and can be appropriately mitigated through future non-statutory processes that the Requiring Authority will need to initiate if the designation is confirmed.

Contaminated land

69. The site is not listed on the Environment Canterbury's Listed Land Use Register as having previously contained potentially contaminating activities. However, a Detailed Site Investigation prepared by Malloch Environmental Limited and contained in Appendix C of the requirement has determined that there are elevated levels of lead around the existing dwelling and farm area (above guidelines for recreational activities).
70. An area within the site will require remediation to be used for recreational activities and restricted discretionary consent will be required under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS).
71. The Requiring Authority will seek separate resource consent under the NESCS.

Earthworks

72. The earthworks required to form the proposed recreation reserve are outlined in the requirement. The likely effects associated with the earthworks and construction phase development highlight the need to adequately manage erosion and sedimentation and dust, noise, and vibration nuisance effects on neighbours.
73. I adopt the requiring authorities' conclusion that appropriate mitigation measures will be in place during the construction phase of the development to ensure that any effects associated with the undertaking of earthworks will be less than minor.
74. The volume and extent of the earthworks to be undertaken to establish the proposed reserve will be confirmed and managed as part of the outline plan of works process under section 176A of the RMA. Any necessary resource consents will also be sought from Environment Canterbury for earthworks that will ensure potential adverse effects are avoided, remedied, or mitigated.
75. I consider that all potential nuisance effects required to establish the proposed reserve consistent with the Concept Masterplan can be appropriately managed through the regional consenting and outline plan of works processes.

Noise Effects

76. The establishment and operation of a reserve with an extensive range of proposed activities within a rural environment may generate unreasonable noise effects beyond the site boundary.
77. Three submissions oppose the requirement in part on the basis that the use of the reserve at night and the clubrooms may generate unreasonable noise (S08.03 KNOT Family Trust and

S11.06 H. & T. Fraser) and uncertainty in respect to how the noise that is anticipated to be generated from the reserve has been measured (S11.07 H. & T. Fraser).

78. The requirement acknowledges that the use of the site for recreational purposes will increase the number of people to the area and will generate noise associated with heavy vehicles, car park, changing room and dog park operations, sporting activities and gatherings.
79. As identified in the previous assessment of the operational effects, the submitter's have identified concerns that the possible future use of the building for a clubroom could generate unreasonable noise effects. The Requiring Authority confirmed that no clubrooms are proposed, and this has been removed from the requirement through appropriate amendments to the Concept Masterplan.
80. Appendix I of the requirement includes an expert noise assessment prepared by Acoustic Engineering Services (AES). The noise modelling undertaken by AES establishes that activities on the site would result in the following noise levels at the boundary of the adjoining properties and at the notional boundary of the dwellings on the surrounding rural sites:
 - Less than 55dB L_{Aeq} between 0700 and 2200 hours (Daytime)
 - Less than 45dB L_{Aeq} / 70dB L_{AFmax} between 2200 and 0700 hours (Night-time)
81. The conclusion of the noise assessment is that emissions are expected to be less than the recommended L_{Aeq} noise levels at neighbouring sites when measured against the current industry standard (NZS6802:2008 Acoustics – Environmental Noise).
82. A memorandum setting out a supplementary noise assessment that was undertaken by AES following the close of submissions was also attached to the letter from the Requiring Authority dated 1 September 2020. The AES supplementary review evaluates the noise effects associated with the changes proposed to the Concept Masterplan, including the increased size of the parking area servicing the proposed dog park and changes to the entranceway design. The AES review provides a further evaluation of the likely noise that will be generated from the change rooms and public toilets, concluding that the modelling predicts the levels will be below what was originally estimated. AES maintain that the predicted noise levels will continue to be less than 32dB L_{A10} , which remain well below the permitted District Plan noise levels.
83. I accept and adopt the expert advice of AES and conclude that any noise effects associated with the establishment and operation of the proposed reserve will be within the limits prescribed in the current industry standard and will not generate an unreasonable nuisance to the adjoining neighbours.

Lighting

84. The establishment and operation of lighting to enable the use of sports fields at night within a rural environment may generate nuisance effects relating to light spill. Three submissions oppose the requirement in part on the basis that the sports field lighting will generate adverse nuisance effects (S0501 G. & M. Drinnan, S02.03 S. & F. Sheaf and S09.05 J. & J. Rademaker).
85. The requirement confirms that the three full sized sports fields and the junior sport field will be floodlit to enable the fields to be used during evenings in the winter months. Lighting is also proposed to ensure that the other facilities proposed for the reserve are safe at night.
86. I consider that the low building density and distance of the residential dwellings established on the adjoining properties from the proposed reserve facilities, coupled with the screening provided by the existing shelterbelts, will ensure that lighting will avoid unreasonable levels of glare extending beyond the site boundary. The need for the Requiring Authority to adhere to the Concept Masterplan under the recommended condition of the designation will ensure that the landscape treatments and the screening it will provide will be established and maintained, consistent with the relief sought by one of the submitter's (S05.01 G. & M. Drinnan). There is also extensive tree planting and shelter belts on the boundary of the adjoining properties that will mitigate any nuisance associated with the proposed flood lighting.
87. The outline plan of works process provides an opportunity for the lighting requirements, the hours they will operate and any associated effects on the surrounding area to be considered in detail, consistent with the relief sought by two of the submitter's (S02.3 S. & F. Sheaf and S09.05 J. & J. Rademaker). A

condition is recommended to ensure that the detail of the floodlights and other lighting proposed for the reserve is included and assessed as part of the the outline plan of works process.

Positive Effects

88. I agree with the Requiring Authority that the designation will have positive effects for the community as it will provide for the future sport and recreation needs of Prebbleton and the surrounding catchment area (as outlined on Page 37 of the Notice of Requirement). This position is supported by three submitter's who seek that the notice of requirement is approved without modification (S13.01 Prebbleton Football Club, S14.01 K. & E. Dixon, and S15.01 A. & B. George and E. & B. Jeffs). The introduction of significant planting, mahinga kai and riparian planting along Upper Dawsons Creek will enhance the ecological values of the site and immediately surrounding area.
89. The existing Prebbleton Reserve on Tosswill Road (D104) has reached capacity and can longer meet the recreational needs of one of the fastest growing community's in the District.
90. If the proposed reserve area were not designated, the works to establish and operate the facility would require ad hoc resource consents to be lodged for any activities that do not comply with the permitted activity rules of the District Plan. Designating the site enables all the proposed work to be carried out by way of an outline plan of works, which provides greater certainty that the Council's Concept Masterplan will be implemented. Designating the site for recreation purposes is the efficient and appropriate planning process as it provides sufficient certainty to the Requiring Authority and neighbours, while recognising the benefits of the public work to the community.

Summary – Assessment of Environmental Effects

91. Overall, I consider that the potential adverse effects of this proposal will be minor, can be mitigated by consideration at the outline plan of works stage of the process and the recommended designation conditions and advice note.
92. Confirmation of the requirement will result in positive effects as it will enable the development of the proposed reserve to provide for the community's future sporting recreational needs.

Alternative sites, routes, or methods

93. Under section 168A(3)(b) the Council must consider whether adequate consideration has been given to alternative sites, routes or methods if the requiring authority does not have an interest in the land sufficient for undertaking the work, or the work will have a significant adverse effect on the environment. In this case the Requiring Authority is the owner of the land and the adverse effects will not be significant, so no consideration of alternatives is required.
94. For completeness, I consider that the site selection process that has been followed by the applicant is comprehensive. I accept that there are no other sites of comparable size that have walking and cycling links to connect the reserve to the township. A site identified in the Prebbleton Structure Plan and adjoining Outline Development Plan Area 4 (District Plan Part E Appendix 42) along Tosswill Road was initially the preferred option but the land was unable to be secured through landowner negotiations and was subsequently included as a preferred rural residential location in the RRS14 (Area 9).

Need for the proposed work

95. Section 168A(3)(c) requires consideration of whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought. Section 10(1)(b) of the Local Government Act 2002 states that the purpose of local government is *"to promote the social, economic, environmental and cultural wellbeing of communities in the present and for the future"*. Providing public recreation facilities is consistent with promoting the community's social and cultural wellbeing.
96. Selwyn District Council has established designations over most other large recreation facilities within the District, and the proposed designation is consistent with this approach. The designation is therefore considered to be reasonably necessary for achieving the authorities' objectives.

District Plan Objectives and Policies

97. The relevant District Plan objectives and policies are evaluated in pages 20-25 of the requirement.
98. I adopt the Requiring Authority's assessment in full and agree that the proposal is consistent with the relevant objectives and policies of the Selwyn District Plan.
99. I also consider that 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.
100. Overall, I consider the proposal to be consistent with the relevant objectives and policies of the District Plan.

Canterbury Regional Policy Statement

101. The requirement provides an assessment against the Canterbury Regional Policy Statement (CRPS) objectives and policies on pages 17-19. The assessment evaluates the requirement against the objectives and policies of Chapter 5 of the CRPS.
102. I adopt the Requiring Authority's assessment in full and agree that the proposal is consistent with the relevant objectives and policies of CRPS Chapter 5.
103. Prebbleton is located within the Greater Christchurch Area and is also subject to Chapter 6 that provides for the recovery and rebuilding within the greater Christchurch sub-region. The relevant provisions of the CRPS are:
 - **Objective 6.2.1 Recovery framework** requires that recovery, rebuilding and development are enabled and land use and infrastructure be coordinated by: (a) managing growth within defined business and residential areas; (b) maintaining the character and amenity of rural areas; (c) avoiding adverse effects on strategic infrastructure; and (d) protecting and enhancing natural values.
 - **Policy 6.3.1 Development within the Greater Christchurch area** requires that new 'urban activities'² only occur within existing urban areas or identified 'greenfield priority areas'.
 - **Policy 6.3.2 Development form and urban design** requires that the development of public space applies good urban design principles, including being safe, environmentally sustainable, integrated and well connected.
 - **Policy 6.3.5 Integration of land use and infrastructure** requires that land use activities do not limit the efficient and effective provision, operation, maintenance, or upgrade of 'strategic infrastructure', which specifically includes Transpower's national grid.
104. I consider that the provision of additional recreation space to meet the demand generated from Prebbleton's increasing population resulting from the development of the residential 'greenfield priority areas' is consistent with Objective 6.2.1 and Policy 6.3.2.
105. The requirement and Concept Masterplan illustrate that the reserve will be a high amenity area that is well designed, incorporates CPTED principles and provides a comprehensive range of recreational opportunities that will improve the health and wellbeing of the local community. The existing ecological values of Upper Dawson Creek will be improved and the introduction of substantial native planting and pā harakeke and pā toetoe will enhance the natural and cultural values of the area. Appropriate provision for safe and convenient walking and cycling has been made within the proposed reserve and the Christchurch to Little River Rail Trail provides a safe connection between the reserve and the township. The requirement has demonstrated that they will not generate adverse

² 'Urban activities' in the CRPS Chapter 6 "means activities of a size, function, intensity or character typical of those in urban areas and includes: ...Sports fields and recreation facilities that service the urban population (but excluding activities that require a rural location...)".

visual effects that would undermine the rural amenity enjoyed by the landowners and occupiers of the adjoining properties.

106. The proposed reserve will not give rise to any potential adverse reverse sensitivity effects that could undermine the operation of existing strategic infrastructure or existing intensive farming operations, consistent with Objective 6.2.1 and Policy 6.3.5. The recommended advice note on the designation will assist in registering the landowner's ongoing responsibilities to manage future land uses so that the efficient operation of Transpower's national grid is maintained.
107. I consider that the requirement is inconsistent with Policy 6.3.1, which requires that sports fields and recreation facilities that service urban populations are established within urban areas or identified greenfield priority areas. The definition of 'urban activities' includes a clause that excludes activities that require a rural location, which I do not consider applies in this case as the proposed reserve includes activities that are typically provided within urban areas and are not contingent on being established on rural land. The key differentiating factor in this case is that the requirement has demonstrated that the location is the most optimal following a detailed site selection process. There are no alternative locations with the land area required within the existing township boundary or on the immediate periphery of Prebbleton.
108. The demand that has generated the need for the additional reserve has resulted from the increased population in the township as the residential 'greenfield priority areas' have been progressively developed following the Canterbury Earthquakes, which is wholly consistent with Objective 6.2.2 and Policy 6.3.1 of Chapter 6. This highlights a potential conflict within Chapter 6 as reserves to meet local needs are required to be factored into one-off subdivisions through outline development plans prepared to coordinate the development of the 'greenfield priority areas', but where the allocation of land for larger reserves to serve the needs of a township have not been factored into Map A or Policy 6.3.3.
109. The absence of this direction requires the Requiring Authority to look for alternative sites as close as possible to the urban area that best provides for the needs of the township. The only way for the Requiring Authority to satisfy Policy 6.3.1 would be to acquire a large portion of the residential 'greenfield' land at an unfeasible cost to rate payers. In the case of Prebbleton, all the 'greenfield' priority areas have been or are being developed, to meet the housing sufficiency needs of township and Greater Christchurch. In conclusion and for the above reasons, I consider that the requirement is inconsistent with but not contrary to Policy 6.3.1.
110. Overall, I consider that the proposal is inconsistent with Policy 6.3.1 but consistent with the remaining relevant CRPS objectives and policies. On the basis of the evaluation above I do not consider that the requirement is contrary to the CRPS and that the inconsistency with Policy 6.3.1 is not grounds to decline the granting of the requirement.

Greater Christchurch Regeneration Act 2016 and the Land Use Recovery Plan

111. The Greater Christchurch Regeneration Act (GCR Act) came into force on 19 April 2016 and replaces the Canterbury Earthquake Recovery Act 2011 (CER Act), which was repealed on the same date.
112. The application site is within Greater Christchurch, as defined by the Act (within Selwyn, Springs, and Selwyn Central Wards). As such, the GCR Act needs to be considered in relation to this application.
113. The Land Use Recovery Plan (LURP) applies to the Greater Christchurch area. It was approved by the Minister for Canterbury Earthquake Recovery and gazetted on 6 December 2013. Although prepared under the CER Act, the LURP is a Recovery Plan under section 4 of the GCR Act and so needs to be considered in relation to this application.
114. The required amendments to the CRPS and the District Plan have been made, and so any requirement that is inconsistent with these documents is also inconsistent with the GCR Act and the LURP.
115. The previous assessment has established that the requirement is not contrary to the relevant objectives and policies of the CRPS and the Selwyn District Plan and all potential adverse effects can

be mitigated. As a consequence, I consider that the requirement is also generally consistent with the GCR Act and the LURP.

Part 2 Resource Management Act 1991

116. The purpose of the Resource Management Act 1991 is to promote the sustainable management of natural and physical resources. In summary enabling people and communities to provide for their well-being, while sustaining resources and addressing any adverse effects.
117. Based on the assessment in this report and the Part 2 assessment contained in the requirement (on pages 15 and 16), it is my opinion that the proposal is in accordance with the purpose and principles of the Resource Management Act 1991.

Summary

118. This notice of requirement seeks to designate the site legally described as Lot 2 DP 365486 and Rural Section 39793 for recreation reserve purposes to meet demand and support community health and wellbeing.
119. The proposed work is reasonably necessary to achieve the Requiring Authority's objectives.
120. The requirement is consistent with the objectives and policies of the District Plan. It is also wholly consistent with all the relevant objectives and policies of the CRPS with the exception of Policy 6.3.1 in Chapter 6 that requires 'urban activities' to be located within 'urban environments'. I consider that the requirement is inconsistent with, but not contrary to, Policy 6.3.1 and that this is not grounds to decline the requirement. Effects on the environment are considered to be minimal, subject to appropriate mitigation measures being established on the site.
121. In conclusion, it is recommended that the requirement is confirmed, and conditions are imposed.

Recommendations


- A. The requirement be confirmed under section 168A(4)(a), subject to the following conditions imposed under section 168A(4)(c) of the Act:
 1. That the site be developed in general accordance with the Birchs Road Park Concept Masterplan, dated August 2020.
 2. The outline plan of works shall cover the matters set out in section 176A of the RMA, and include:
 - a. The location and height of any proposed floodlights associated with the playing fields and the lighting to illuminate other facilities within the reserve at night.
 - b. An Integrated Transport Assessment prepared by a suitably qualified and experienced transport engineer addresses the following matters:
 - i. Safe crossing facilities and footpath provisions for pedestrians and cyclists crossing Birchs Road to access the existing bus stop from the designation site.
 - ii. Appropriate design features to provide priority for cyclist and pedestrians at the interface of the Rail Trail shared path with vehicle accesses to the designation site.
 - iii. Appropriate infrastructure improvements to accommodate significant volumes of heavy vehicles accessing a service/maintenance area via an unsealed road.
 - iv. Design of bus entry/egress movements from the main carpark from and to Birchs Road which incorporate a safe and appropriate drop off/pick up area and bus turning circles.

Advice note:

1. Consent notice (reference CONO 9724824.4) applies to the designation site and imposes conditions in relation to the National Grid transmission line.

Attachments

1. Birchs Road Park Concept Masterplan, August 2020

Reported and recommended by  Craig Friedel, Consultant Planner Consultant Planner	Date: 10 September 2020
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Decision

That the above recommendations be adopted under delegated authority.

Attachment 1: Concept Masterplan



Attachment 2: Summary of submissions by relief sought

SUB NO.	SUBMITTER	SUBMITTER DETAILS	WISHES TO BE HEARD	SUPPORT/ OPPOSE	DECISION SOUGHT	DECISION NO	SUMMARY OF SUBMISSIONS
S01	Transpower c/- Pauline Whitney	PO Box 1021, Wellington 6140	Yes	Neutral	Approve with advice note	S01.1	Infrastructure (nationally significant infrastructure) - Request an Advice Note to reference the consent notice on the Record of Title to manage potential adverse reverse sensitivity effects relating to the ongoing operation of Transpower's National Grid.
S02	S. & F. Sheaf	142 Birchs Road RD4, Prebbleton 7674	Yes	Oppose in part	Manage potential adverse effects	S02.1	Transport (network safety and efficiency) - Safety and efficiency of Birches Road and access serving 142 Birchs Road.
						S02.2	Transport (access) - Maintain the access serving 142 Birchs Road.
						S02.3	Reserve operational requirements - Manage the hours of operation to prevent late night noise and vandalism and request the provision of appropriate contact details.
						S02.4	Nuisance effects (light spill) - Manage the hours of operation to avoid light spill effects.
S03	Zilch c/- Simon Prentice	5c, City Works Depot, Auckland 1010	Yes	Neutral	Approve with changes	S03.1	Reserve provision - Make provision for a Park N' Ride and Electric Vehicle sharing point within the proposed reserve.
S04	C. Swift	Trent's Road, Prebbleton 7604	No	Oppose in part	Manage potential adverse effects	S04.01	Reserve provision - Request a fenced area for small dogs, walking path signage and park benches.
						S04.02	Transport (network safety & efficiency) - Safe pedestrian crossing point at the Springs and Trent's Road intersection.
S05	G. & M. Drinnan c/- Fletcher Consulting & Planning	4 Primrose Hill Lane, Casebrook, Christchurch 8051	Yes	Oppose in part	Manage potential adverse effects	S05.01	Nuisance effects (noise, light spill, and privacy) - Maintain the buffer treatments at the interface between the reserve and adjoining rural properties.
						S05.02	Transport (network safety & efficiency) - Seal Hamptons Road to ensure the safety and efficiency of the transport network.
						S05.03	Urban form - Provide an assurance that the submitter's land will be included as a future 'preferred rural residential location'.
S06	Canterbury Fistball Association c/- Elizabeth Meecham	19 Conductors Road, Prebbleton 7604	Yes	Neutral	Approve with changes	S06.01	Reserve provision - Make provision for a Fistball area within the proposed reserve.
S07	Christchurch to Little River Railtrail Trust c/- D. Babe	475 Robinsons Road RD6, Christchurch 7676	Yes	Support	Approve	S07.01	Transport (network safety & efficiency) - Support the masterplan concept as it provides for appropriate cycle routing around the car park.
S08	KNOT Family Trust c/- T. Sutton	160 Birchs Road, Prebbleton 7674	Unstated	Oppose in part	Manage potential adverse effects	S08.01	Transport (access) - Require that the access at 160 Birchs Road is maintained.
						S08.02	Transport (vehicle movements) - Vehicle movements associated with the clubrooms on the safety and efficiency of Birchs Road.
						S08.03	Nuisance effects (noise) - Noise effects associated with the clubrooms
S09	J. & J. Rademaker	176 Birchs Road RD4, Christchurch 7674	Yes	Oppose in part	Manage potential adverse effects	S09.01	Transport (network safety & efficiency) - Object to the access to the main car park being off Birchs Road and request it is amended to Hamptons Road.
						S09.02	Transport (network safety & efficiency) - Request a reduced speed limit control of 50km/hour on Birchs Road, and other network upgrades (install a roundabout at the intersection of Birchs and Hamptons Roads and establish a southbound bus stop).
						S09.03	Transport (parking) - Request that any parking overspill on the grass verge on Birchs and Leadley's Roads is avoided through enforcement.
						S09.04	Reserve operational requirements - Request a range of management requirements (including liquor bans, security measures and car parking restrictions)
						S09.05	Nuisance effects (light spill) - Request specific lighting design requirements and controls (height, light spill, fitting design).
						S09.06	Infrastructure (sewer) - Realign the sewer main within the proposed reserve to along Birchs Road to support future residential development.
						S09.07	Amenity - Loss of rural amenity.
						S09.08	Reserve operational requirements (clubrooms) - Confirmation of the size and appearance of the proposed clubrooms.
S10	N. Johnston	12 Galway Avenue, Bryndwr, Christchurch 8052	No	Oppose in part	Manage potential adverse effects	S10.01	Transport (network safety & efficiency) - Request that the main entrance on Birchs Road is amended to Hamptons Road to avoid traversing the Christchurch to Little River Rail Trail.
S11	H. & T. Fraser	198 Birchs Road, Prebbleton 7674	Yes	Oppose in part	Manage potential adverse effects	S11.01	Reserve operational requirements - Request confirmation that the reserve will be a smoke free environment.
						S11.02	Infrastructure (stormwater) - Local knowledge of the water table, drainage, and waterway quality. Concerns that water quality will be maintained and how any contaminants in run-off and stormwater will be managed.
						S11.03	Infrastructure (wastewater) - Request confirmation that the reserve facilities will be serviced by the public reticulated sewer.
						S11.04	Reserve operational requirements (clubrooms) - Confirmation of the size and appearance of the proposed clubrooms and recommend gate access is restricted to discourage gatherings at night

						S11.05	Amenity (light tower) - Request confirmation of the light tower height and associated visual effects.
						S11.06	Nuisance effects (noise) - Manage the hours activities are able to take place during the winter months and the operation of the clubrooms.
						S11.07	Nuisance effects (noise) - Request clarification of how the noise effects were measured.
						S11.08	Transport (network safety and efficiency) - Object to the access to the main car park being off Birchs Road and request it is amended to Hamptons Road.
						S11.09	Transport (network safety & efficiency) - Request network upgrades (install a roundabout at the intersection of Birchs and Hamptons Roads, provision for a bus stop on the eastern side of Birchs Road and the car park is sealed).
						S11.10	Transport (parking) - Concerns with parking overspill on the grass verge on Birchs and Leadley's Roads.
S12	Fuseon Graphics NZ Limited c/- Eddie Clark	RD4, Prebbleton 7674	Yes	Oppose in part	Manage potential adverse effect	S12.01	Amenity - Loss of rural amenity and risk to the health and wellbeing of livestock.
						S12.02	Reserve operational requirements - Concerns associated with increased litter, vandalism and "negative behaviour.
						S12.03	Transport (network safety and efficiency) - Concerns with the speed of vehicles travelling along Leadley's Road.
S13	Prebbleton Football Club c/- Shannon Gilmore	585 Springs Road, Prebbleton 7604	No	Support in full	Approve	S13.01	Approve the Notice of Requirement as notified.
S14	K. and E. Dixon	144 Birchs Road RD4, Christchurch	Yes	Support in full	Approve	S14.01	Approve the Notice of Requirement as notified.
S15	A. & B. George and E. & B. Jeffs c/- A. & B. George	311 Trices Road, Prebbleton 7604	Unstated	Support in full	Approve	S15.01	Approve the Notice of Requirement as notified.

Attachment 3: Summary of submissions by topic

SUB NO.	SUBMITTER	DECISION NO	SUMMARY OF SUBMISSIONS
Infrastructure			
S01	Transpower	S01.1	Infrastructure (nationally significant infrastructure) - Request an Advice Note to reference the consent notice on the Record of Title to manage potential adverse reverse sensitivity effects relating to the ongoing operation of Transpower's National Grid.
S09	J. & J. Rademaker	S09.06	Infrastructure (wastewater) - Realign the sewer main within the proposed reserve to along Birchs Road to support future residential development.
S11	H. & T. Fraser	S11.03	Infrastructure (wastewater) - Request confirmation that the reserve facilities will be serviced by the public reticulated sewer.
		S11.02	Infrastructure (stormwater) - Local knowledge of the water table, drainage, and waterway quality. Concerns that water quality will be maintained and how any contaminants in run-off and stormwater will be managed.
Transport - Network safety and efficiency			
S02	S. & F. Sheaf	S02.1	Transport (network safety and efficiency) - Safety and efficiency of Birches Road and access serving 142 Birchs Road.
S04	C. Swift	S04.02	Transport (network safety & efficiency) - Safe pedestrian crossing point at the Springs and Trent's Road intersection.
S05	G. & M. Drinnan	S05.02	Transport (network safety & efficiency) - Seal Hamptons Road to ensure the safety and efficiency of the transport network.
S07	Christchurch to Little River Railtrail Trust	S07.01	Transport (network safety & efficiency) - Support the masterplan concept as it provides for appropriate cycle routing around the car park.
S09	J. & J. Rademaker	S09.01	Transport (network safety & efficiency) - Object to the access to the main car park being off Birchs Road and request it is amended to Hamptons Road.
		S09.02	Transport (network safety & efficiency) - Request a reduced speed limit control of 50km/hour on Birchs Road, and other network upgrades (install a roundabout at the intersection of Birchs and Hamptons Roads and establish a southbound bus stop).
S10	N. Johnston	S10.01	Transport (network safety & efficiency) - Request that the main entrance on Birchs Road is amended to Hamptons Road to avoid traversing the Christchurch to Little River Rail Trail.
S11	H. & T. Fraser	S11.08	Transport (network safety and efficiency) - Object to the access to the main car park being off Birchs Road and request it is amended to Hamptons Road.
		S11.09	Transport (network safety & efficiency) - Request network upgrades (install a roundabout at the intersection of Birchs and Hamptons Roads, provision for a bus stop on the eastern side of Birchs Road and the car park is sealed).
S12	Fuseon Graphics NZ Limited	S12.03	Transport (network safety and efficiency) - Concerns with the speed of vehicles travelling along Leadley's Road.
Transport - Vehicle movements			
S08	KNOT Family Trust	S08.02	Transport (vehicle movements) - Vehicle movements associated with the clubrooms on the safety and efficiency of Birchs Road.
Transport - Access			
S02	S. & F. Sheaf	S02.2	Transport (access) - Maintain the access serving 142 Birchs Road.
S08	KNOT Family Trust	S08.01	Transport (access) - Require that the access at 160 Birchs Road is maintained.
Transport - Parking			

S09	J. & J. Rademaker	S09.03	Transport (parking) - Request that any parking overspill on the grass verge on Birchs and Leadley's Roads is avoided through enforcement.
S11	H. & T. Fraser	S11.10	Transport (parking) - Concerns with parking overspill on the grass verge on Birchs and Leadley's Roads.
Reserve provision			
S03	Zilch	S03.1	Reserve provision - Make provision for a Park N' Ride and Electric Vehicle sharing point within the proposed reserve.
S04	C. Swift	S04.01	Reserve provision - Request a fenced area for small dogs, walking path signage and park benches.
S06	Canterbury Fistball Association	S06.01	Reserve provision - Make provision for a Fistball area within the proposed reserve.
Reserve operational requirements			
S02	S. & F. Sheaf	S02.3	Reserve operational requirements - Manage the hours of operation to prevent late night vandalism and request the provision of appropriate contact details.
S09	J. & J. Rademaker	S09.04	Reserve operational requirements - Request a range of management requirements (including liquor bans, security measures and car parking restrictions)
		S09.08	Reserve operational requirements (clubrooms) - Confirmation of the size and appearance of the proposed clubrooms.
S11	H. & T. Fraser	S11.04	Reserve operational requirements (clubrooms) - Confirmation of the size and appearance of the proposed clubrooms and recommend gate access is restricted to discourage gatherings at night.
		S11.01	Reserve operational requirements - Request confirmation that the reserve will be a smoke free environment.
S12	Fuseon Graphics NZ Limited	S12.02	Reserve operational requirements - Concerns associated with increased litter, vandalism and "negative behaviour.
Nuisance effects			
S05	G. & M. Drinnan	S05.01	Nuisance effects (noise, light spill, and privacy) - Maintain the buffer treatments at the interface between the reserve and adjoining rural properties.
S02	S. & F. Sheaf	S02.4	Nuisance effects (light spill) - Manage the hours of operation to avoid light spill effects.
S09	J. & J. Rademaker	S09.05	Nuisance effects (light spill) - Request specific lighting design requirements and controls (height, light spill, fitting design).
S02	S. & F. Sheaf	S02.5	Nuisance effects (noise) - Manage the hours of operation to avoid late night noise.
S08	KNOT Family Trust	S08.03	Nuisance effects (noise) - Noise effects associated with the clubrooms
S11	H. & T. Fraser	S11.06	Nuisance effects (noise) - Manage the hours activities are able to take place during the winter months and the operation of the clubrooms.
		S11.07	Nuisance effects (noise) - Request clarification of how the noise effects were measured.
Amenity			
S09	J. & J. Rademaker	S09.07	Amenity - Loss of rural amenity.
S11	H. & T. Fraser	S11.05	Amenity (light tower) - Request confirmation of the light tower height and associated visual effects.
S12	Fuseon Graphics NZ Limited	S12.01	Amenity - Loss of rural amenity and risk to the health and wellbeing of livestock.

Urban form			
S05	G. & M. Drinnan	S05.03	Urban form - Provide an assurance that the submitter's land will be included as a future 'preferred rural residential location'.
Support in full			
S13	Prebbleton Football Club	S13.01	Approve the Notice of Requirement as notified.
S14	K. and E. Dixon	S14.01	Approve the Notice of Requirement as notified.
S15	A. & B. George and E. & B. Jeffs	S15.01	Approve the Notice of Requirement as notified.