

17 June 2020

Craig Friedel  
Harrison Grierson  
By email to: C.Friedel@harrisingrierson.com

Dear Craig

**Re: Prebbleton Reserve NOR – Addendum**

Prior to the public notification of the notice of requirement (NOR) for a new recreation reserve for Prebbleton, we would like to clarify two matters, one relating to the legal description of the site and one relating to an intensive farming buffer that affects the proposed reserve site.

Legal Description

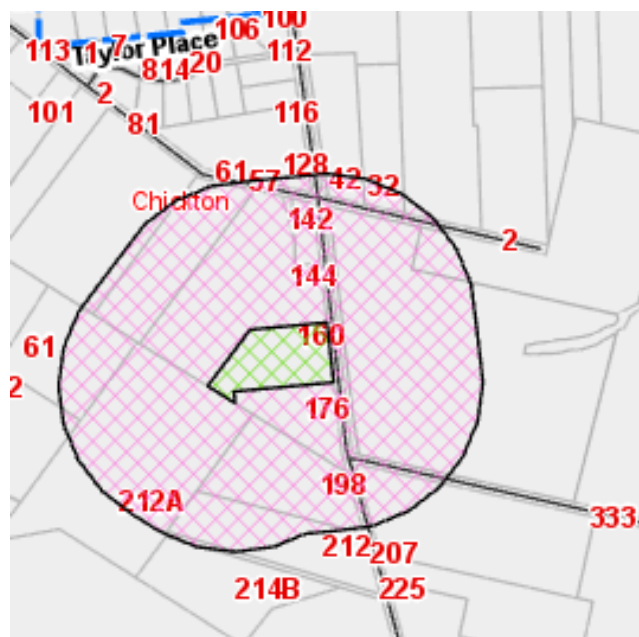
The NOR application submitted to Council in May 2020 provides the legal description for the site as Lot 2 DP 365486. There is a narrow strip of land adjacent to Birchs Road which has its own computer freehold register that should be included in the legal description for the site. It is 10.6m wide and has an area of 5422m<sup>2</sup>. The legal description for this piece of land is Rural Section 39793 and the computer freehold register is CB21A/163. A plan showing the location of this land (coloured blue) is included below:



Accordingly, Selwyn District Council seeks to amend the legal description for the proposed recreation reserve to Lot 2 DP 365486 and Rural Section 39793. The proposed Master Plan for the reserve has been updated to include this parcel of land and is attached along with a copy of the computer freehold register for the land.

#### Intensive Farming Buffer

Thank you for bringing to our attention the fact that an intensive farming buffer is partially located over the recreation reserve site. I understand this is associated with an intensive farming activity (chicken farm) at 160 Birchs Road and the buffer extends as shown on the plan included below:



While this is an application for a notice of requirement and the District Plan rules do not apply, we acknowledge that this buffer has been imposed to protect the existing lawfully established intensive farming activity from the effects of reverse sensitivity, particularly with respect to odour. Rule 3.13.1.5 of the Rural Volume of the District Plan requires that any 'sensitive activity' is setback a minimum distance of 300m from any existing lawfully established intensive farming activity. The definition of 'sensitive activity' includes a community facility, recreational facility or recreation activity but is predominantly intended to restrict residential activity from locating in close proximity to intensive farming activities. Given the transitory nature of recreational activities, it is considered that the proposed recreation reserve will be less sensitive to potential adverse odour effects. It is also noted that the chicken farming activity predominantly occurs indoors.

The main car park for the reserve is located directly opposite the intensive farming activity and people will not stay in the car park for any great length of time. No club rooms are proposed. It is also noted



that the predominant wind (easterly) blows away from the recreation reserve and the north west and south west winds will only skirt part of the site. Anecdotally, the Council is not aware of any odour issues in this area. Overall, it is considered that the potential for reverse sensitivity effects to occur as a result of the proposed NOR are low.

Yours sincerely

**Incite**

A handwritten signature in blue ink that reads "Fiona Small".

Fiona Small

**Senior Planner**

fiona@incite.co.nz