

27 August 2009

Response to Comments Received

PROPOSED PLAN CHANGE 10 TO THE SELWYN DISTRICT PLAN

Thank you for your feedback on the preliminary outline of proposed plan change 10 to the Selwyn District Plan. Your feedback has been considered along with the other feedback received and as a result some amendments to the proposal have been included in the plan change to be notified in the near future. A number of the specific matters raised are commented on below, while others are addressed in the plan change documentation itself.

The intention of the pamphlet was to provide a general overview of the proposal for initial comment which the Council could take into account as it more fully develops the plan change. We note that the proposed plan change will provide opportunities for feedback through the formal submission process.

Extent of Plan Change

The area to be rezoned includes an approximately 49ha parcel of land to the north of the existing Izone (zoned Rural (Inner Plains)) as well as the existing Izone and that land recently rezoned by Plan Change 5 (both zoned Business 2). The proposed rezoning will take the form of a new Business 2A Zone. The new zoning is based on the unique characteristics of Izone that set it apart from other Business 2 zoned land elsewhere in the District. The new Business 2A Zone will not be significantly different in terms of land use controls from that presently imposed by the Business 2 Zone.

Noise:

Noise from business and construction activities at Izone was identified as a concern by several respondents.

The proposed plan change will continue with the present noise controls that are applicable to Izone. These noise controls apply at the Rural Zone boundary (i.e. at the boundary of Izone), and are consistent with those applied to business to rural zone boundaries in other districts, and are in fact lower than what can occur between properties within the Rural Zone. We also note that construction noise is a matter that is not specific to Izone. Notwithstanding this, the Council is presently investigating the issue of operational and construction noise at Izone.

Lighting:

It is apparent that at night, some lighting from Izone can be seen by properties in the locality. This matter largely arises from urban activities (which require street lighting) occurring in proximity to rural activities. The same issue would arise in respect of properties within close proximity to the residential areas of Rolleston.

In any event, the proposed plan change will include the same light standards currently applicable to the Business 2 Zone at Izone, which require that lighting is shielded from above so that the light source is not visible from outside of Izone, and that light spill outside of Izone is limited to 3 lux. It is noted that this requirement is the same as that which applies between property boundaries in the Rural Zone.

Visual Effects:

The proposed plan change maintains the present permitted height limit at Izone, whilst providing some additional flexibility for small features such as air conditioning units and water tanks to exceed this height limit for practical reasons. Any building above 15m in height will remain to require a resource consent, at which time, the visual effects of such a building can take place.

In response to the feedback received, the Council have further investigated options on how to best mitigate the potential adverse visual effects of buildings establishing within the park. The outcomes of these investigations have identified the two following proposals which will provide visual mitigation of buildings at Izone:

- The proposed plan change will incorporate a requirement to limit the reflectivity or colour of any buildings over 15m in height. The extent of the reflectivity limit has not yet been identified. However, this control will be sufficient enough to ensure that buildings above 15m in height will not create significant and inappropriate levels of glare.
- The proposed plan change will also include a secondary planting strip along the western side of Railway Road, in addition to the retention of the existing shelterbelt along Railway Road. This landscape strip is likely to be established adjacent to the water race running parallel to the railway line. This landscape treatment along Railway Road will thus involve two strips of landscape planting, ensuring that views into Izone or of buildings established at Izone will be minimised. It is considered that this will provide further visual mitigation in respect of buildings establishing at Izone for those properties to the west of the Park.

Traffic:

Effects from heavy vehicles operating in the area were identified as a concern, of which we note that investigations are underway in terms of how to best manage the traffic from/to Izone. As part of Plan Change 5, various upgrades were required to Hoskyns Road, and the intersections of the same with Jones Road and Maddisons Road. Council are presently undertaking investigations into what work on the transport network will be required as a result of the proposed plan change, with this information to be included within the notified plan change documentation.

The proposed draft Outline Development Plan identified a potential road access link to Railway Road. In the Outline Development Plan to be included within the notified plan change, this road link to Railway Road is to be identified as a definite road link. The proposed plan change does not provide individual site access from any allotments adjacent to Railway Road, and instead seeks to consolidate these movements to a central point (being the road link). Consideration is presently being given to closing a portion of Railway Road adjacent to Izone. The closing of this portion of the road (approximately 1km in length) will prevent any vehicle movements along this stretch of the road, and will minimise dust and noise generation from traffic movements. This is a separate process that Council will embark on once a new road link from Izone to Railway Road is in place.

The proposed plan change will provide for rail linkages from the Midland Railway Line into Izone. The use of rail will be encouraged within Izone and the notified plan change, consistent with National and Regional initiatives with regards to increased use of rail services.

Other:

A number of respondents raised issues with pollution, the form of the Outline Development Plan, and the lack of transparency or commitment from Council as to monitoring the compliance performance of businesses at Izone.

We note that the issues of pollution and air discharge are controlled by Environment Canterbury, and not the Selwyn District Council.

The proposed Outline Development Plan consolidates those two Outline Development Plans presently applicable to Izone. No changes are proposed to the number of access connections to Hoskyns Road, and the proposed Outline Development Plan requires specific landscape treatments along the zone boundaries, and builds on that already accepted form of outline plan approved by Plan Change 5.

In regards to Council's transparency, the proposed way forward will include public notification of the Plan Change which provides for submissions to be made by any party wishing to do so.

In instances where you are concerned that activities are operating outside of their conditions of resource consent and/or the District Plan requirements, we ask that you please contact Council's Enforcement Officer on the 24 hour phone 347-2800.

The Council is presently preparing the proposed plan change documentation which will include the following assessments:

- Traffic
- Stormwater
- Reticulated Services
- Visual Impact
- Outline Development Plan Report

Once the plan change is finalised, you will receive advice of the notification of the same and the process for making a submission.

If you have any queries, or wish to discuss the proposed plan change, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tim Harris', with a stylized flourish at the end.

Tim Harris
Planning Manager