

ANNEXURE 14

Copy Of Applicants Response To Further Information Request By Selwyn District Council

25 July 2011

Selwyn District Council
PO Box 90
Rolleston 7634

Attention: Craig Friedel

Dear Sir,

**PC100028: DENWOOD TRUSTEES LIMITED (DTL) PRIVATE PLAN CHANGE:
FURTHER INFORMATION RESPONSE**

Your application for the above plan change has been assessed for completeness under the First Schedule of the Resource Management Act 1991. A review has been undertaken of the application, with the following further information request being issued accordingly. These matters were initially tabled and discussed at the meeting held with you on the 15th March 2011.

Further Information

Clarification of the following points is requested to enable Council to better evaluate the nature and effects of the request (Clause 23 (1)):

Intensive farming activity

The request identifies that an intensive farming activity that was established on the land holding immediately to the west ceased to operate in 2004. Council's Intensive Farming Activities overlay and accompanying provisions continue to apply to the property. Recent correspondence from the NZ Poultry Association confirms that intensive farming does not currently operate from the site. However, there is a concern that this activity could be reactivated and that any potentially adverse effects with this should be considered when assessing the merits of the proposed zoning change.

- 1. Determine whether the former intensive farming activities that previously operated from 246 Collins Road (PT RS 2456) could re-establish through existing use rights or in accordance with resource consents on the adjoining property, and if so, the extent to which any potentially adverse nuisance or reverse sensitivity effects would arise as a result of the densities being promulgated through PC28.***

A consent to discharge up to 50 cubic metres of chicken abattoir wastes and water per day onto the ground via a spray irrigation system was issued in July 1993 (CRC921950) for Collins Road PT RS 2456. In July 2003 this consent was transferred. It is our understanding that this consent was surrendered on 30 September 2009. The consent was surrendered because the business closed down and the landowner no longer processed chickens.

Section 10(2) of the Resource Management Act 2009 relates to existing use rights:

(2) Subject to sections 357 to 358, this section does not apply when a use of land that contravenes a rule in a district plan or a proposed district plan has been discontinued for a continuous period of more than 12 months after the rule in the plan became operative or the proposed plan was notified unless—

- *(a) an application has been made to the territorial authority within 2 years of the activity first being discontinued; and*
- *(b) the territorial authority has granted an extension upon being satisfied that—*
 - *(i) the effect of the extension will not be contrary to the objectives and policies of the district plan; and*
 - *(ii) the applicant has obtained approval from every person who may be adversely affected by the granting of the extension, unless in the authority's opinion it is unreasonable in all the circumstances to require the obtaining of every such approval.*

The poultry farming activity has been discontinued for a continuous period of more than 12 months and it is our understanding that no new application has been made to Selwyn District Council or the Regional Council for poultry farming activity for the site (the 2 year period will be 30 September 2011). It is unlikely that poultry farming activity will re-establish on the site within the next 3 months.

If some form of intensive livestock farming is proposed in the future it will require a new consent under Rule 9.10.3 of the Rural Section of the District Plan as a Restricted Discretionary Activity. Matters for discretion in assessing any intensive farming include adverse effects from odour, dust, noise or traffic on surrounding properties and the effectiveness of proposed mitigation measures. In terms of applying and appropriate setbacks for any future intensive farming activity, it is my understanding that Rule 3.13.1.5 is usually considered and that a minimum distance of 300m from a sensitive activity such as a residential dwelling is usually applied. Therefore the establishment of any further intensive farming activity will have to be setback from any dwelling.

Reserves and open space

The request outlines the requirement for two stormwater reserves, one located on the eastern frontage of Springs Road and the other directly adjacent to the water course that forms the western boundary of the site. It is assumed that these reserves will ultimately be vested in Council and that any ongoing maintenance and upgrade costs would fall with the rate payer were the request to be approved.

- 2. *Confirm the size of each reserve, the extent to which the Council's Asset Manager – Utilities has confirmed that the scale, form and location of these reserves is appropriate and that there is buy-in to acquiring these areas as Local Purpose (Stormwater) Reserves.***

The size of each proposed reserve area is as follows:

- West stormwater reserve basin is 1.25ha
- East stormwater reserve basin is 1.4ha.

The best long-term management outcome for the stormwater reserves is considered to be in the form of Council ownership, vested as stormwater reserves at the time of subdivision. This allows for the appropriate maintenance of the reserves and the potential for wider public use. The Council's Asset engineers advised that they did not wish to discuss this matter at this time as they needed to focus on earthquake recovery and Asset Management Plan preparation. It is therefore considered that any final Council view on the management and ownership of stormwater reserves for the proposed zone can be finalised through the hearing process or, should the Plan Change be successful, through the subdivision process.

The request identifies a 5m corridor along the water course at the western edge of the site, which is proposed to be managed as an esplanade strip. It is my understanding that this esplanade strip would remain in private ownership, with public access being formalised through rights of way.

- 3. Clarify the ownership and management structure of the esplanade strip, including whether public liability has been considered and whether the standard of upkeep will be consistent with Council standards for esplanade reserves.**

The esplanade strips will be held within the affected certificates of title, and will be owned by the relevant land owners. The creation of the strips, and restrictions and requirements relating to their use and management, will be noted on the titles and bind every party having an interest in the land. Public liability has been considered and is not an issue. The standard of upkeep can be dealt with at subdivision stage. If Council are of the view that the corridor has some wider public benefits and is better managed using some other tool or in the form of public ownership, such as stormwater reserve or esplanade reserve vested in Council, then this can be considered in consultation with Council through the hearings process or at the subdivision stage.

The request identifies a possible walkway/cycleway along the former railway corridor that extends along the northern boundary of the subject site. It is understood that any access to this land would be subject to the approval of the land owner.

- 4. Establish whether this linkage is being promoted as a means to achieve the strong integration and connectivity expected to be provided between rural residential nodes and adjoining townships.**
- 5. Council requires an indication of the land owner's likely approval to this possible linkage to gauge the extent to which it can be relied upon to achieving the anticipated outcomes.**
- 6. Clarification of whether this linkage would remain in private ownership or would be managed and maintained by the Council is also required to determine any ongoing costs associated with its upkeep.**

The possible walkway/cycleway along the former railway corridor that extends along the northern boundary of the site is not supported by the landowner (Lincoln University) and is therefore no longer proposed. Inside the site, it is proposed that all cyclists/pedestrians would share the formed road and road verges (other than the esplanade strip, western stormwater management area and link at the east end and along the bypass corridor, where a path would be formed connecting to Springs Road (shown on ODP by a dashed line). Cyclists/pedestrians wishing to travel to Lincoln township would do so via Springs Road and potentially through the Dairy Block. This would achieve integration and connectivity between this area and the township.

Reverse Sensitivity – Lincoln University

The request registers that Lincoln University has identified potentially adverse reverse effects arising from the zone change on their existing operations, with mitigation measures having been provided in PC28 to address these concerns. However, the request does not indicate the extent to which the University is comfortable that these measures address their concerns.

- 7. Confirm whether Lincoln University is comfortable that the mitigation measures proposed for the interface along the northern boundary address all potentially adverse reverse sensitivity effects associated with the proposed zoning.**

The applicant, by private legal agreement, has committed to implement further mitigation measures along the northern boundary of the site with the University, specifically the erection of a 1.8m high wooden fence on the boundary (in stages complementing the development of the Denwood land), and planting of the shelterbelt behind the fence (the shelterbelt being limited to 5m in height once established). The land will be covenanted to oblige subsequent or future owners of the land to trim the trees. Lincoln University is comfortable with the mitigation measures proposed for the interface along the northern boundary such that it does not oppose Plan Change 28.

Infrastructure and services

The Aurecon assessment provided in support of the request identifies the need for two wastewater pumping stations. Council's Asset Manager – Utilities has also identified that the development will necessitate a one-off network extension to the site, which he believes will result in ongoing costs to ratepayers and create additional development pressure.

- 8. Identify any measures the applicant is able to provide to ensure that the ongoing maintenance, upgrade and replacement costs associated with the additional infrastructure required to service the development proposal do not become a burden on rate payer's (i.e. targeted rate or alternative management approach).**

Council raise the issue that the development will create a one-off network extension (orphan infrastructure) which will result in ongoing costs to rate-payers. The same issue was raised by Council staff in the context of hearings on Plan Change 7, in response to which Martin Dasler's evidence for Denwood (at paragraphs 27 - 29) was that the infrastructure would not be "orphaned" as the infrastructure would be needed to be in place, adjacent to the Denwood land, to service the B2 zone as promoted by the SDC in the Lincoln Structure Plan. Further, in terms of water and wastewater, the Denwood site will have the ability in the future to connect with the Lincoln Land Development subdivision reticulation. This means that the Denwood infrastructure will not remain orphaned and there will be no need to depreciate or replace this line.

It is noted that the regional policy direction for rural residential zoning as provided for in Change 1 to the RPS seeks for such zones to be provided with reticulated sewer and water supply integrated with a publicly owned system. The desire for rural residential nodes to be provided with urban reticulated public services as opposed to on-site services means that by default that any long-term maintenance and upgrade naturally falls with the local authority. The Council has the means, by way of its rating powers, to recover costs for maintaining service infrastructure from ratepayers (additional rates will be generated through development of the Denwood site).

The Pattle, Delamore Partners assessment provided in support of the request identifies that the roadside drain is in private ownership.

- 9. Does the private ownership of this drain present an impediment to developing the site and does it need to be acquired for Local Purpose (Stormwater) Reserve and administered by Council?**

The private drain referred to in the report is on the western boundary of the property. It currently carries runoff from the site, surrounding farmland, and bywash from the Selwyn District Council stockwater race. The proposal includes a stormwater management system to restrict the future rate of runoff to the same rate as occurs at present. Consequently there will be no impact on the capacity of the drain to take other farm runoff, and as the future discharge is similar in nature to the

existing discharge from the site there is no need to change the ownership of management of this drain.

The Via Strada transportation assessment provided in support of the request identifies the provision for a cycle link on the opposite side of Springs Road and footpaths within the development site. This advice counters information provided in the landscape assessment, where a stand alone cycle network is not being promoted.

- 10. Confirm whether footpaths/cycle links are proposed to be provided within the development site and whether the applicant is proposing to contribute to any cycle network along Springs Road to support linkages to the future residential 'Greenfield' land to the east.**

The landscape assessment identifies the possibility that footpaths may not be formed, and that road verge management would be provided in a way to avoid an overly urban and manicured appearance. This approach is to reinforce a 'rural' feel within the development. If this approach is not favoured by Council, the applicant will provide footpaths and cycle links in accordance with the Selwyn District Plan. The detailed design of such facilities is best determined during the subdivision process however at this stage given the intended (rural residential) zoning of the site and the associated road design standards in Plan Change 12, it is anticipated that neither footpaths nor cycle facilities would be required. However informal discussions with Council staff have indicated that it may be acceptable to provide footpaths on one side of the road. It is reiterated that this level of detail is best discussed at the subdivision stage.

In terms of a cycle network along Springs Road it is noted that the north eastern corner of the site will align with a new road into the adjoining Area 1 residential development. It is understood that the phasing of this development has been brought forward and will be developed earlier than originally anticipated. Therefore whilst initial consideration was given to the provision of a cycleway along Springs Road to link to the Dairy Block, located further north along Springs Road, this is no longer considered necessary. In addition, the rural residential development of the Denwood land results in a significantly reduced intensity of development than other zoning arrangements which have also been considered (e.g. business, residential).

Potentially contaminated site

A number of potentially contaminated sites have been identified within the DTL land holding associated with its former use as a market garden.

- 11. What methods, if any, are proposed in PC28 to avoid, remedy or mitigate any potentially adverse effects associated with the previous use of the site (i.e. subdivision assessment matters, consent notices or land use restrictions)?**

A detailed environmental assessment was carried out on the site and forms Annexure 9 to PC28. The report identified several issues related to potential land contamination but considered that the issues can be managed so as to make the site suitable for its future intended use of rural residential development. Further site investigations and remedial actions set out in the environmental assessment can be undertaken at subdivision consent stage. To ensure that this happens, PC28 has been updated to include an assessment matter to provide for site investigations to address any adverse effects regarding past agricultural or horticultural use of the site.

Rural residential character and visual amenity

The request provides a comprehensive package of mitigation measures as a means to achieve the expected levels rural residential character and amenity. However, there are concerns that the

number of households being promoted for the site will fail to deliver the anticipated outcomes, which has necessitated methods that may ultimately undermine the rural residential character and amenity of the site. These include:

- *5m height restriction precludes a variety of household designs, potentially resulting in generic mono-pitched roof homes that represent a contemporary urban vernacular that are representative of urban forms of development;*

The 5m height restriction is to ensure that any buildings are not overly tall and showy, which might dominate over open space and natural patterns, a primary landscape characteristic of the rural plains landscape. The 5m height restriction will also ensure buildings are low and visually connected to the land. With the proposed section sizes, resulting generous building separation distances and the anticipated staggered layout of dwellings, any buildings would not be seen closely together, but would rather have generous areas of intervening open space and vegetation patterns. The 'urban vernacular' concern expressed above could not eventuate here for the reasons discussed above. The 'urban vernacular' description applies to a scenario where section sizes are restricted to standard suburban sizes e.g. 650m², with limited options for building placement and built footprints are maximised inside setbacks and recession planes – these can lead to an outcome where dwellings can appear to more or less visually 'fill' the available lot area and form a repetitive highly urbanised appearance. This is not the case for the Denwood proposal.

- *10 trees per lot – how is this mitigation going to be managed on an ongoing basis to ensure it does not result in onerous monitoring and enforcement by Council?*

The proposed regulatory framework for the plan change introduces a rule as part of land use consent that requires the planting of 10 rural style trees per lot, which will be mitigation measures to achieve a rural landscape amenity for the zone. There are also relevant matters for discretion at subdivision stage to ensure through condition of consent or another methods such as consent notices, the planting of rural style trees. It is quite normal for landscape mitigation conditions to be applied as part of land use and subdivision consents, and what is proposed is no different. Covenants on titles could also be used as a method to ensure the landscape outcomes sought in the proposed zone. Upfront development may require a little time in monitoring and enforcement, but once the sites are developed and planted this will be less overtime.

- *How will informal 'rural character' be achieved with the planting scheme proposed and how can it be maintained on an ongoing basis?*

Existing 'informal' rural character is described in paragraph 13 of the Visual Impact Assessment and is illustrated through many of the photographic images in the graphic attachments. The vegetation type and character that would be implemented as part of the proposal is intended to have a cohesion with the pre-existing rural planted context and how this is to be achieved is discussed under paragraphs 29, 69 and 135 of the VIA and is clearly illustrated in attachment 14 of the graphic supplement. Where any planting occurs on private allotments (north, south and east site boundaries), this planting will be protected through covenants on each title. Where planting is located within publicly owned reserves, this planting will be maintained by SDC as would be expected of vegetation within public reserves. Of note, any proposed planting within public reserves will comprise tree species only which reduces the maintenance requirement over other vegetation types such as shrubs and groundcovers which may be short-lived, requiring ongoing replacement, require form pruning, harbour weeds, litter etc and be difficult to mow around. The tree species proposed have been selected from species that are long-lived, non-invasive, reliable and robust with high amenity value.

- *The planting scheme appears to internalise the development, which may contribute to a gated community feel where the development has little interaction with the surrounding landscape and wider Lincoln community.*

The proposed planting scheme is intended to integrate rather than segregate the development with the surrounding landscape and wider rural community through several logical and well-known rural landscape design methods, which are discussed in paragraphs 31-33, 67, 69, and 148 of the Visual Impact Assessment and are also shown in attachment 14 of the graphic supplement. It is important to note the difference between 'buffering' vs. 'screening', which is suggested in the above bullet point. Buffering views will always allow reciprocal views but importantly also provide a degree of softening through intervening vegetation within these reciprocal viewshafts. Conversely, screening precludes views, which is not anticipated. Any planting put in place as part of the development on external site boundaries comprises tree species that have clear trunks near the ground, which will allow views into and out of the site indefinitely below the leaf canopy (see tree species list, paragraph 29 of the VIA). The proposed native riparian planting on the western boundary associated with the watercourse would visually separate the development from the west, although to a degree this already occurs due to the dense willows and other invasive weed species located here.

- *It is understood that the open views that are representative of the plains landscape can be achieved by controlling low level plantings. However, there is a concern that the sloping contour of the site and the establishment of domestic gardens on individual allotments may undermine the ability to achieve the visual amenity illustrated in the Landscape Assessment - Attachment 14 of the request.*

Any planting put in place as part of the development, and located in areas where open views are currently experienced, is intended to allow a degree of these outward views to remain. This is also covered in the response to the previous bullet point. Any future resident (through specific development provisions) is fully entitled to maximise outward rural views through their own choice and location of clear-stemmed trees they are required/wish to plant. It is acknowledged that at ground level outside the site, any unimpeded views currently possible across the relatively flat and open site to the wider rural landscape will no longer prevail following site development. However, this must be weighed with the local context. The site is adjacent to other built up / planted areas where distant rural views are already impeded to varying degrees (see paragraph 162 of the VIA).

- *Is an appropriate range of households provided (i.e. lifestyle living and hobby farms 0.3ha – 2ha being promoted in PC17 vs. 0.5ha provided in PC28)?*

PC 28 provides a mix of lot sizes, with an average of 0.5ha. This is consistent with the RPS which defines Rural Residential Activities as "residential units outside the urban limits at a density of an average of between one half and one hectare". This recognises the greater demand for relatively smaller rather than larger residential lots. The lot sizes and mitigation measures proposed will retain open space and rural character (consistent with the Council's expert landscape advice on PC 8 & 9 to the effect that an average of 0.5ha lots is necessary to retain rural character).

- *How will the internal lots achieve an appropriate degree of 'ruralness' where they are bordered by similar sized parcels?*

This is addressed in paragraphs 136, 137, 156, 160 and 171 of the VIA. Maintenance of a degree of 'ruralness' is achieved primarily through the generous provision of unbuilt open space. Of note, the internal lots average 4000m² which will allow for approximately 90% of the lot to remain in unbuilt open space and plantings. Further, while the internal lots don't lie adjacent to a rural landscape in the pure sense of an open, working rural landscape, they will experience an appropriate degree of 'ruralness', that is, as opposed to 'suburban-ness' within the Lincoln

township context that can legitimately be characterised through the provision of abundant open space, greenery and the predominance of natural patterns over built forms.

- *The road network and avenue planting will present an extensive urban development of the site. This can be illustrated by a road being 1.2km in length, which may compromise the ability to deliver a low speed environment. Reduced household numbers would negate the need for the internal road.*

The length of road is to a large extent dictated by the size and shape of the site. A narrow carriageway (as per the District Plan requirements for rural local roads) will encourage lower speeds. Regardless, if operating speeds are a concern, local area traffic management techniques can be designed and implemented to achieve the desired operating speed. Again these aspects of technical network design are best discussed and determined through the subdivision process.

- *The rezoning will contribute to the loss of a large rural productive land holding and open space amenity values associated with the Rural (Outer Plains) Zone, where densities of one dwelling per 20ha are anticipated.*

The site lies adjacent to an urban node (Lincoln township) that is currently undergoing substantial and rapid change from a rural to residential pattern of development, and significant changes in visual character on the opposite side of Springs Road to the site (Lincoln Land Developments). While the Denwood site is in part open, it is not fully accessible to views from Springs Road (which forms the majority of the receiving environment). This is due to the several existing dwellings found in a row close to the road boundary notwithstanding the proposed B2 zoning in the northeastern corner of the Denwood block in Plan Change 7. Further, from the south, the site is seen in context with a neighbouring Business 3 zone (Lincoln University). Therefore the degree of open space amenity achieved is currently compromised compared to what might be expected in a more purely rural landscape further westwards in the Outer Plains Zone. While one dwelling per 20ha is anticipated in the OP zone under the Plan, and likewise would be expected in the rural landscape beyond the influence of built up areas it would be reasonable to expect that the degree of open space amenity values associated with the Rural (Outer Plains) Zone would decline with increasing proximity to existing urban development.

- *The request promotes significantly higher densities without there necessarily being any physical limit to ongoing intensification other than a landscape strip and narrow riparian margin.*

The regulatory framework proposed as part of the plan change proposes a maximum lot number for the site of 135 and there needs to be an overall average allotment size of 5000m². As such there will be a physical limit to the number of land parcels within the site. Additionally the maximum site coverage per lot is 400 m² for buildings and 400 m² for dwelling curtilage. On an average lot size of 5000m², this only represents a maximum of 16% of the site. The densities proposed in terms of lot size are considered appropriate as discussed above and the physical built footprint of those lots will be a maximum of 16% to ensure open space amenity. As such there are physical limits to ongoing intensification which will ensure the landscape objectives for the site are achieved.

- *The scale and form of development may create a precedent for similar developments in the eastern area of the District.*

The issue of precedent only relates to site specific resource consent applications which do not provide for any changes to the District Plan, and where S104 assessment matters require consistency with District Plan Objective and Policies. A Plan Change can include changes to the District Plan objectives and policies where considered necessary to ensure a proposed rezoning or

other proposed change to the District Plan remains consistent with the District Plan Policy Framework.

As long as the proposed plan change can demonstrate that effects of a rezoning can be managed, is consistent with Part II of the Act and that s32 matters are addressed, then the lodged plan change has met all the necessary statutory requirements.

12. Consider the above concerns relating to the proposed mitigation measures and provide a response to each.

Market demand

The request places a high degree of weight on the market demand assessments undertaken by Ford Baker Valuations¹ and the evidence of Ron Skews. Council's Background Report and PC17 raise concerns with meeting this market demand, particularly where all the wider resource management issues and effects are considered.

13. Confirm whether the request is consistent with sound resource management, having considered all of the potentially adverse effects associated with satisfying the market demand for rural residential sections within the District (for example, the incremental and cumulative change to the rural landscape, loss of productive rural land, adverse reverse sensitivity effects, undermined rural amenity and character, the ability to achieve consolidated townships and cost effective and efficient infrastructure)

The above question appears to relate to Schedule 1, Part 2, Clause 25(4) of the Act in regard to local authority considering requests. The request is considered to be consistent with sound resource management which is directly related to the purpose of the Act. The purpose of the request is to provide for rural residential zoning. The provision of rural residential development in a sustainable manner and adjoining Lincoln township is consistent with Part II of the Act which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety. The documentation lodged with PC28 addresses all the effects of the proposed zoning. The plan change is therefore consistent with sound resource management.

Specific potential adverse effects of PC28 referred to above include the possible incremental and cumulative change to the rural landscape, loss of productive rural land, potential adverse reverse sensitivity effects, undermined rural amenity and character, the ability to achieve consolidated townships and cost effective and efficient infrastructure. The Visual and Landscape assessment annexure of PC28 addresses the effects of the incremental and cumulative change to the rural landscape and undermined rural amenity and character. The issue of reverse sensitivity is specifically addressed in the PC28 application assessment of effects, and further concerns relating to land to the south are addressed above as part of the response for further information.

In terms of wider natural resources, the District Plan Rural policy seeks to encourage residential development to occur in and around existing townships. The assessment in PC28 against relevant objectives and policies in the Canterbury Regional Policy Statement identifies that the proposed site contains a mix of Class 2 and Class 3 soils. The assessment concludes that rural residential development of the site will not result in a significant irreversible loss of versatile soils, therefore this effect has been considered as part of the lodged plan change.

¹ Selwyn District Council: Rural Residential Background Report, February 2011

The proposed zoning will achieve a consolidated township in the sense that the physical urban boundaries of Lincoln will be changing. The Council has already identified that the site is appropriate for an urban zone with the proposed B2 zoning to the north east of the site in Plan Change 7 as notified. Residential development is also proposed to the east of the site as part of PC7, the timing of this development has been brought forward to the current development phase (ie it can be undertaken now). The proposed site has no significant physical separating factor from the north or the east. While Springs Road separates the land from the east, it does not represent a significant edge to the town. The site and general surrounds will come under pressure for urban growth at some point in the future and the proposed development represents an opportunity now to provide for a sensitive integration and definitive buffer and edge to the Lincoln township to ensure a consolidated township going into the future. Taking into account the changing nature of the surrounding land to the east, the extension of zoning will be provided for an orderly and sustainable urban form.

Integrated development of Lincoln

The request identifies that intensification of the DTL land holding will support the integrated development of Lincoln. However, there remains a degree of doubt as to whether the staging of development will directly align with the development of the 'Greenfield' land located immediately to the east. This could result in a rural residential node that is disconnected from the township because development doesn't align with the sequencing of residential development in the area.

14. Provide confirmation of the extent to which the DSL is able to be integrated with Lincoln Township, without it becoming an isolated node of development that is severed from the urban area in the short to medium term.

It is our understanding that the timing of development of LLD land to the east has been brought forward to the current phase of development (ie it can be developed immediately), therefore development to the east of the proposed zone will ensure that it is not an isolated node, certainly not in the medium term. Connectivity to the east is discussed above and in the plan change documentation. The site is within 2km of the central Lincoln township which is a sustainable and efficient distance. This could hardly be considered isolated. It logically forms a tidy extension to the urban rural boundary and provides for an appropriate rural urban interface as discussed above.

PC17 to the Selwyn District Plan

Council publicly notified Plan Change 17 – Sustainable management of rural residential activities on the 12th March 2011. PC17 promotes a strategic planning framework to manage rural residential activities in preference to the first in first served approach being advanced by PC28. The s32 analysis provided in PC28 does not give consideration to a comprehensive strategic approach as a method for managing rural residential activities. It is therefore considered that the analysis is deficient as it has failed to assess the merits of this approach.

15. Provide an assessment of the merits of managing rural residential activities through a strategic planning approach in comparison to the first in first served approach being advanced in PC28.

Such an assessment was not required in relation to PC8 & 9. As the section 42A report on Plan Changes 8 & 9 states (at paragraph 5.1.4), private plan changes are required to be considered in a timely manner. The 'first in, first served' approach was promoted by the Council itself in Plan Changes 8 & 9 (the Council is the majority shareholder in the Selwyn Plantation Board) and is lawful.

If you have any questions regarding the above information please contact Fiona Aston on 332 2618.

Yours faithfully

Monique Thomas
Associate

27 September 2011

Denwood Trustees
c/- Fiona Aston
Fiona Aston Consultancy Ltd
CHRISTCHURCH

[by email: *Fiona.aston@xtra.co.nz*]

Dear Fiona,

**RE: ADDITIONAL TRAFFIC ASSESSMENT INFORMATION FOR COUNCIL FOR
PROPOSED PLAN CHANGE 28 TO SELWYN DISTRICT COUNCIL – DENWOOD
TRUSTEES PROPERTY**

ViaStrada has previously provided a Traffic Assessment (TA) to accompany the application for a rural residential plan change on the Denwood Trustees Property at Springs Road, Lincoln. The traffic assessment was dated December 2010. A response to an initial Council RFI and an addendum to the traffic assessment report have also been provided (dated 13.07.11 and 18.07.11 respectively). It is understood that Mr Jeff Owen of Aecom has reviewed the traffic assessment on behalf of the Selwyn District Council. This review has identified several points for which Council is seeking clarification. These requests are repeated (in *italics*) and discussed below:

1. *Clauses 7 – 21; these clauses refer to many roads within the area. Some are shown on the existing maps within the report where others are not. Again for clarity it would ideal to provide an overall plan/map of Lincoln showing all these roads mentioned in the report. It could also include the bus routes and stops in relation to the proposal.*

A map has been attached (as Appendix 1.0) to this letter which shows the main roads within the Lincoln Township area. The metro bus route map has also been attached (as Appendix 2.0) and this shows the location of bus stops. It is noted that currently (following changes since the February earthquakes) the 518 route previously mentioned does not appear to be operating. This is also shown online at: <http://www.metroinfo.org.nz/limited-services.html>.

2. *Clause 14; the traffic volume data has been taken from CAS. It does not mention if real traffic count data exists. It is known that some counts within CAS are estimates and are not from real counts. The true and estimates can be very different this being known from experience. This could be clarified i.e. say that true traffic volume data from Selwyn District Council does not exist if this is a case.*

We acknowledge that the daily traffic volumes provided within CAS are estimates. The Council has provided AADT based on recent traffic counts on Springs Road (south of Gerald Street) which is summarised in the table below:



Table 1: Summary of Selwyn District Council's Traffic Counts for Springs Road (south of Gerald Street).

Road	Between:		AADT	Date	Direction
SPRINGS RD (82)	ROUNDBOUT (START ISLAND)	THE CRESCENT (NORTH)	2752	16/7/2009	Both lanes
SPRINGS RD (82)	THE CRESCENT (NORTH)	THE CRESCENT (SOUTH)	3132	4/3/2010	Both lanes
SPRINGS RD (82)	THE CRESCENT (SOUTH)	UNIVERSITY CARPARK (LHS)	3127	4/3/2010	Both lanes
SPRINGS RD (82)	DAIRY BLOCK BOUNDARY	COLLINS RD (LHS)	1209	22/4/2010	Both lanes

This indicates that the CAS estimates are reasonably accurate although slightly higher than the above Council counts/AADT's. As such the traffic assessments undertaken to date appropriately consider the existing traffic volumes on Springs Road.

3. *Clause 17; There is no summary of the number of crashes or type over the 5 yr period only a diagram. For instance how many involved injury? It is recommended this be added. The data output from CAS could be added in an appendix. This is common practice. Also the existing diagram has no key.*

An updated search of the CAS database (over 10 years from 2001 to 2011) has been undertaken with the Crash report and Collision Diagram attached (as Appendix 3.0) to this letter. The following points are noted:

- There were 28 reported crashes over the 10 year search period, 18 of these occurred at the Springs road, Ellesmere junction road, Gerald Street roundabout.
- None of the reported crashes resulted in fatal or serious injuries, nine of the reported crashes resulted in minor injuries.
- The type of crashes occurring at the Springs Road, Ellesmere Junction Road, Gerald Street roundabout were typical of that which generally occurs at roundabouts (failure to give way) and suggest driver error rather than any inherent geometric, design or layout flaws.
- There were no crash trends present in the remainder of the crashes with most related to discrete events such as icy roads, fog/mist, stray animals, over-dimension load, fatigue, alcohol.

The updated crash statistics no not change any of the previous conclusions reached.

4. *Clause 30 - 34; this clause refers to the Lincoln Structure Plan. Again the proposed roads in that plan are referred to in the text but no plan is included. Ideally for clarity a copy could be provided. In clause 34 comment is made on the 'Southern Bypass' being repositioned within the Structure Plan, this needs to be confirmed (I presume the necessity and alignment of the by-pass will be clarified at some point through the PC7 process, the outcome of which will need to be reflected in the request i.e. reference of the alignment in the ODP and consideration within the transport assessment).*



The Lincoln Structure Plan is publically available for reference on the Councils website: http://www.selwyn.govt.nz/_data/assets/pdf_file/0011/10217/Final-Lincoln-Structure-Plan-May-08.pdf.

The location of the southern bypass is shown indicatively on the ODP attached to the application. The use of indicative road locations for ODP's is reasonably common practice and is considered to be sufficient to allow all transport related effects to be considered. Should the location of the bypass be altered subsequent to the inclusion of the ODP within the Selwyn District Plan, any associated effects can be considered through the subdivision (or designation) process as appropriate.

5. *Clause 36; The Dairy Block or part of it is under construction. Houses are being built in this area. It is noted the report is date December 2010. The report needs to be updated to reflect this fact along with other changes since the report was written.*

The construction or otherwise of dwellings on the Dairy Block site does not change our traffic assessment. Our assessment has been prepared taking into account the development of the Dairy block and PC7 Area 1. This has also been assessed in the addendum to our TA which was undertaken to ensure all aspects which had evolved since the preparation of the TA were considered.

I trust the above information will be sufficient to clarify the transport related matters raised by the Council review of the application. Should you wish to discuss any aspect further, please contact us directly.

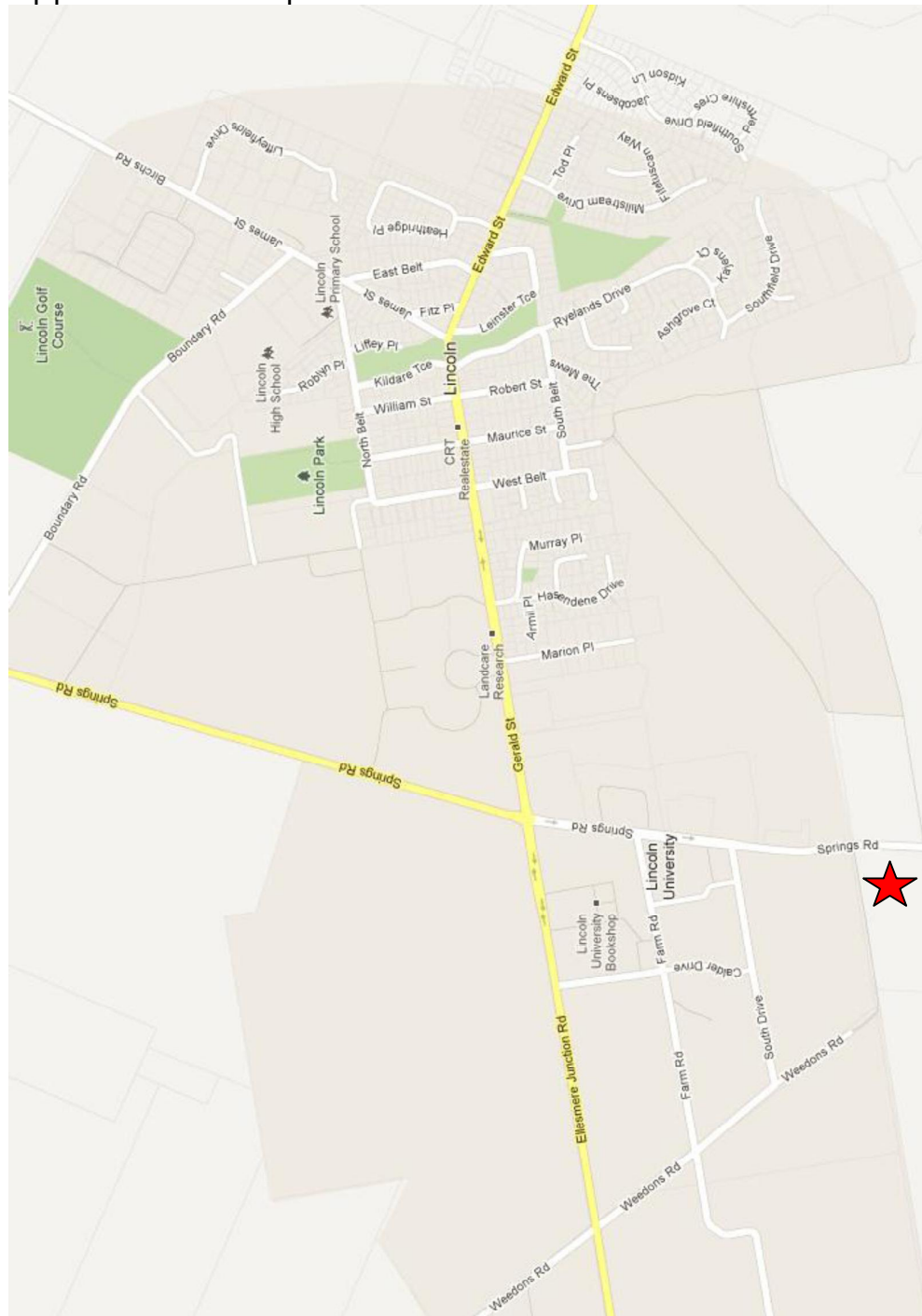
Yours sincerely



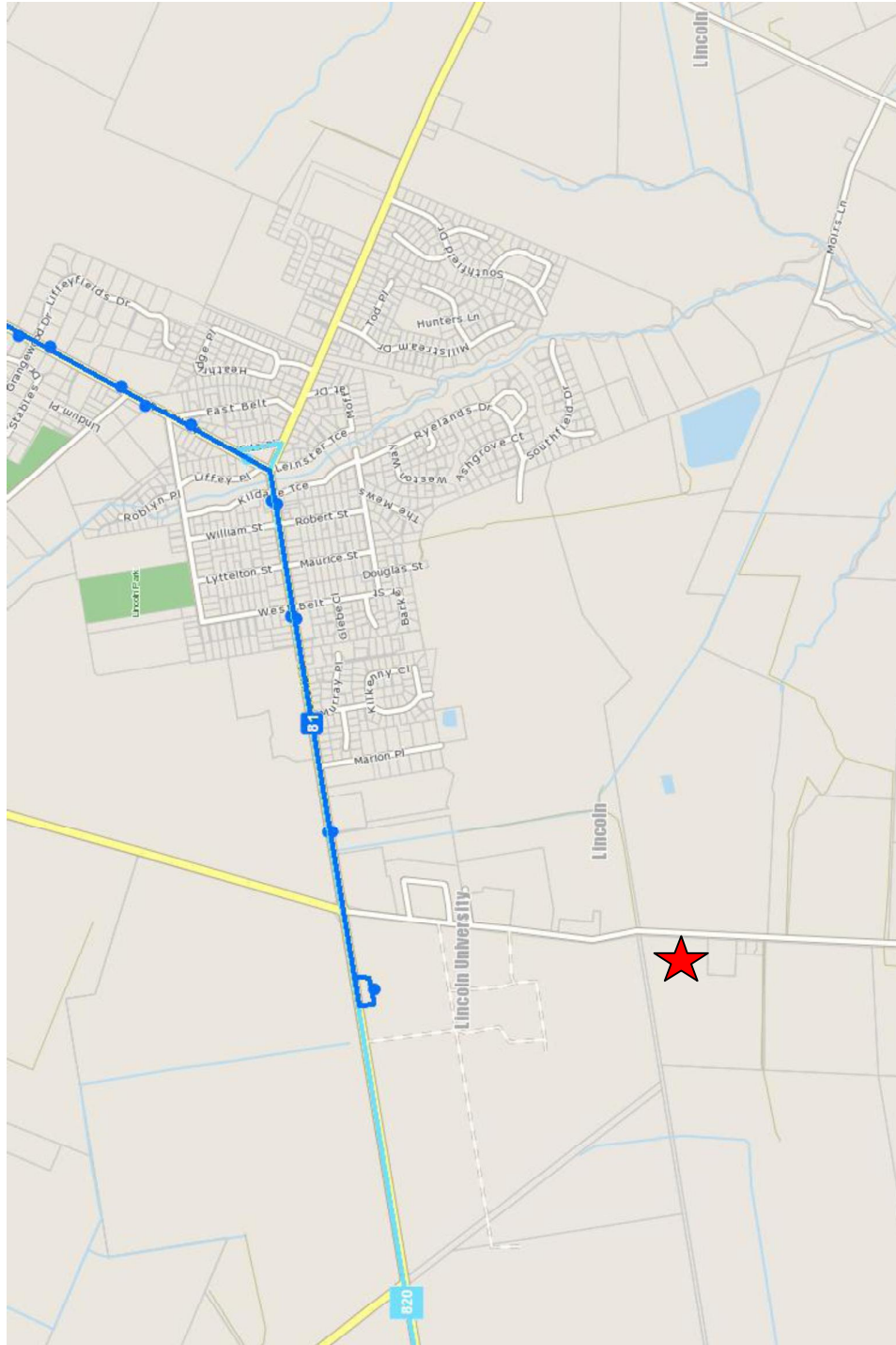
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Appendix 1.0: Map of Lincoln



Appendix 2.0: Metro Map



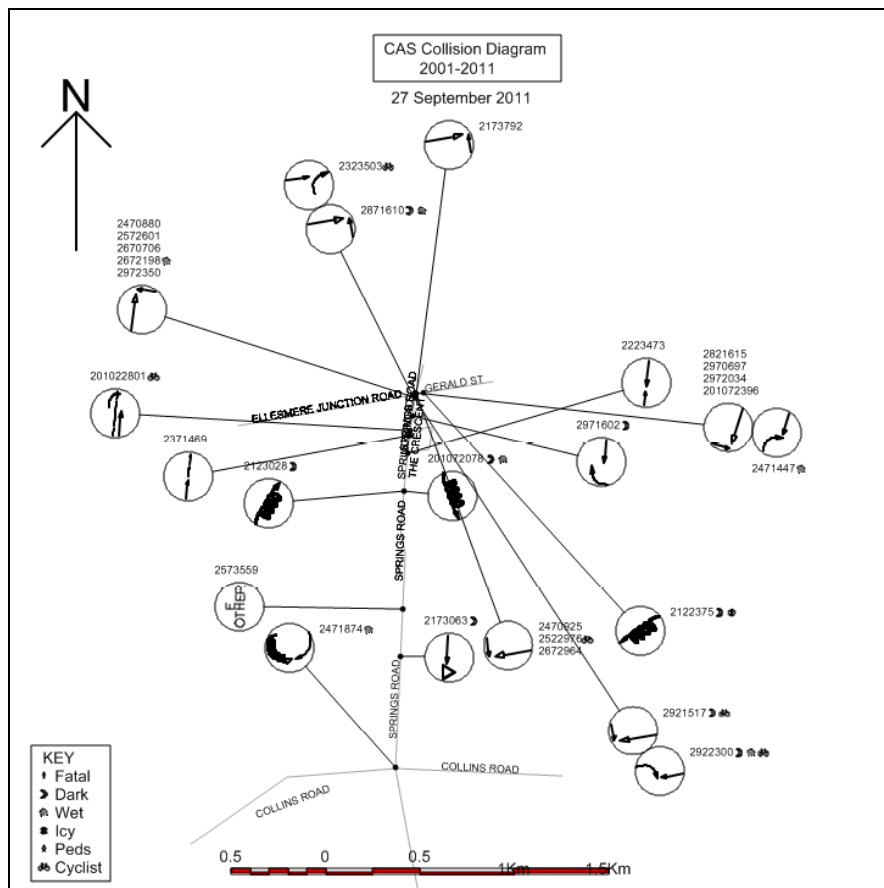
Appendix 3.0: CAS Crash Report and Collision Diagram (2001-2011).

File Street	103 Second Street	1	Crash	1	Date	Day Time	Description of Events	1	Crash Factors	1	Road Material	Weather	Junction	Control	Tot Inj
Distance (ft)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
ELLENBIDE JUNCTION ROAD	1 SPRINGS ROAD	2322300	06/07/2009	Wed 1806	CYCLIST (Age 23) turning right into junction road on ELLENBIDE JUNCTION ROAD	1	CAR failed to give way at give way line to give way to traffic from another direction	1	1	1	Dark	Fine	Roundabout	Give Way Sign	1
ELLENBIDE JUNCTION ROAD	1 SPRINGS ROAD	2322502	04/11/2002	Tue 1855	SCHOOL BUS failed to give way at junction road hit CYCLIST (Age 13) merging from the right	1	SCHOOL BUS failed to give way at give way line	1	1	1	Bright	Fine	Roundabout	Give Way Sign	1
ELLENBIDE JUNCTION ROAD	1 SPRINGS ROAD	2321517	19/02/2009	Thu 2100	CAR failed to give way at give way line to give way to traffic from another direction	1	CAR failed to give way at give way line to give way to traffic from another direction	1	1	1	Dark	Fine	Roundabout	Give Way Sign	1
GERALD ST	402 SPRINGS ROAD	2122375	05/07/2001	Thu 2215	CAR failed to give way at give way line to give way to traffic from another direction	1	CAR failed to give way at give way line to give way to traffic from another direction	1	1	1	Dark	Fine	Roundabout	Give Way Sign	1
GERALD ST	1 SPRINGS ROAD	2372964	26/06/2006	Sat 1345	CAR failed to give way at give way line to give way to traffic from another direction	1	CAR failed to give way at give way line to give way to traffic from another direction	1	1	1	Bright	Fine	Roundabout	Give Way Sign	1
SPRINGS ROAD	6009 COLLINS ROAD	2173063	16/06/2001	Thu 0400	UNKNOWN failed to give way at give way line to give way to traffic from another direction	1	UNKNOWN failed to give way at give way line to give way to traffic from another direction	1	1	1	Dark	Fine	Unknown	W/A	1
SPRINGS ROAD	6509 COLLINS ROAD	2573559	04/09/2005	Sun 1804	UNKNOWN failed to give way at give way line to give way to traffic from another direction	1	UNKNOWN failed to give way at give way line to give way to traffic from another direction	1	1	1	Overcast	Fine	Driveway	W/A	1
SPRINGS ROAD	1 COLLINS ROAD	2471874	23/05/2004	Sun 1250	CAR failed to give way at give way line to give way to traffic from another direction	1	CAR failed to give way at give way line to give way to traffic from another direction	1	1	1	Overcast	Fine	Roundabout	Give Way Sign	1
SPRINGS ROAD	1 ELLENBIDE JUNCTION ROAD	2372601	28/07/2005	Thu 0800	CAR failed to give way at give way line to give way to traffic from another direction	1	CAR failed to give way at give way line to give way to traffic from another direction	1	1	1	Overcast	Fine	Roundabout	Give Way Sign	1
SPRINGS ROAD	1 ELLENBIDE JUNCTION ROAD	2370697	12/02/2009	Thu 1630	CAR failed to give way at give way line to give way to traffic from another direction	1	CAR failed to give way at give way line to give way to traffic from another direction	1	1	1	Bright	Fine	Roundabout	Give Way Sign	1
SPRINGS ROAD	1 ELLENBIDE JUNCTION ROAD	2372024	17/06/2009	Wed 0830	CAR failed to give way at give way line to give way to traffic from another direction	1	CAR failed to give way at give way line to give way to traffic from another direction	1	1	1	Overcast	Fine	Roundabout	Give Way Sign	1
SPRINGS ROAD	1 ELLENBIDE JUNCTION ROAD	2372350	10/07/2009	Fri 1201	CAR failed to give way at give way line to give way to traffic from another direction	1	CAR failed to give way at give way line to give way to traffic from another direction	1	1	1	Overcast	Fine	Roundabout	Give Way Sign	1
SPRINGS ROAD	1 ELLENBIDE JUNCTION ROAD	2321615	02/04/2008	Wed 1011	CAR failed to give way at give way line to give way to traffic from another direction	1	CAR failed to give way at give way line to give way to traffic from another direction	1	1	1	Bright	Fine	Roundabout	Give Way Sign	1
SPRINGS ROAD	1 ELLENBIDE JUNCTION ROAD	20107296	20/07/2010	Tue 1155	CAR failed to give way at give way line to give way to traffic from another direction	1	CAR failed to give way at give way line to give way to traffic from another direction	1	1	1	Bright	Fine	Roundabout	Give Way Sign	1
SPRINGS ROAD	1 ELLENBIDE JUNCTION ROAD	2371610	22/05/2008	Thu 1845	CAR failed to give way at give way line to give way to traffic from another direction	1	CAR failed to give way at give way line to give way to traffic from another direction	1	1	1	Dark	Fine	Roundabout	Give Way Sign	1
SPRINGS ROAD	1009 GERALD ST	2371602	07/05/2009	Thu 1732	CAR failed to give way at give way line to give way to traffic from another direction	1	CAR failed to give way at give way line to give way to traffic from another direction	1	1	1	Dark	Fine	Driveway	W/A	1





Plain English report, run on 27-Sep-2011													Page
First Street	10 Second street 11or landmark	Crash Number	Date	Day Time	Description of Events	Crash Factors (ICMU = Driver/Commercial factors)	Road	Natural Light	Weather	Junction	Crash Type T R N	Page	
SPRINGS ROAD		2005 GERALD ST	2371469	27/03/2003	Thu 0835 CAR1 WND on SPRINGS ROAD hit CAR2 end of CAR2 stopped/slow for queue	CAR1 following too closely. ICMU: fog or mist	Dry	Overcast	Mist	Unknown	M/A	1	
SPRINGS ROAD		2005 GERALD ST	2223473	02/12/2002	Mon 1400 CAR1 SPD on SPRINGS ROAD hit TRUCK2 head on straight, CAR1 hit fence	CAR1 failed to keep left on straight, fell asleep	Dry	Bright	Fine	Unknown	M/A	1	
SPRINGS ROAD		2005 GERALD ST	2123028	13/04/2001	Fri 0215 CAR1 WND on SPRINGS ROAD lost control, went off road to left, CAR1 hit Pole or Pole	CAR1 alcohol was below limit, fatigue (drowsy, tired, fell asleep)	Dry	Dark	Fine	Unknown	M/A	1	
SPRINGS ROAD		5005 GERALD ST	201072078	10/07/2010	Sat 0010 CAR1 SPD on SPRINGS ROAD lost control, went off road to left, CAR1 hit Pole or Pole	CAR1 alcohol was above limit or was fatigued, lost control. ICMU: fog or mist	Wet	Dark	Mist	Unknown	M/A		
SPRINGS ROAD		I GERALD ST	2322376	06/10/2005	Thu 0850 CAR1 WND on GERALD ST hit CYCLIST2 (age 22) crossing at right angle from right	CAR1 failed to give way at give way sign, did not see/look when required to give way to traffic from another direction	Dry	Overcast	Fine	Roundabout	Give Way Sign	1	
SPRINGS ROAD		I GERALD ST	2471447	12/05/2004	Wed 1040 CAR2 turning right hit by oncoming CAR1 SPD on SPRINGS ROAD	CAR1 failed to give way at give way sign, did not see/look when required to give way to traffic from another direction	Wet	Overcast	Light Rain	Roundabout	Give Way Sign		
SPRINGS ROAD		I GERALD ST	2470325	09/02/2004	Mon 1135 OTHER1 WND on GERALD ST hit CAR2 crossing at right angle from right	OTHER1 failed to give way at give way sign, did not see/look when required to give way to traffic from another direction	Dry	Bright	Fine	Roundabout	Give Way Sign		
SPRINGS ROAD		I GERALD ST	2470880	22/03/2004	Mon 1600 CAR1 WND on SPRINGS ROAD hit CAR2 crossing at right angle from right	CAR1 failed to give way at give way sign, did not see/look when required to give way to traffic from another direction	Dry	Bright	Fine	Roundabout	Give Way Sign		
SPRINGS ROAD		I GERALD ST	2170792	30/10/2001	Wed 1725 CAR1 WND on GERALD ST hit CAR2 crossing at right angle from right	CAR1 failed to give way at give way sign, did not see/look when required to give way to traffic from another direction	Dry	Overcast	Fine	Roundabout	Give Way Sign		
SPRINGS ROAD		I GERALD ST	2670706	05/03/2006	Sun 1700 CAR1 WND on SPRINGS ROAD hit CAR2 crossing at right angle from right	CAR1 failed to give way at give way sign, overtook/misgiving driver and road conditions	Dry	Bright	Fine	Roundabout	Give Way Sign		
SPRINGS ROAD		I GERALD ST	2672198	22/05/2006	Mon 1550 CAR1 WND on SPRINGS ROAD hit CAR2 crossing at right angle from right	CAR1 failed to give way at give way sign, did not see/look when required to give way to traffic from another direction	Wet	Overcast	Light Rain	Roundabout	Give Way Sign		
SPRINGS ROAD		I THE CRESCENT N	201022001	06/10/2010	Wed 1510 CAR1 WND on SPRINGS ROAD overtaking hit CYCLIST2 (age 9) turning right	CYCLIST2 did not see/look behind when changing lanes, position or direction	Dry	Bright	Fine	T Type Junction	M/I	1	



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31st October 2011

Selwyn District Council
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ROLLESTON 7643

Attn. **CRAIG FRIEDEL**, Policy Planner

Dear Craig

Re: Plan Change 28 RFI

Thank you for providing a copy of an infrastructure review of private plan change 28 by Aecom for Hugh Blake-Manson at Selwyn District Council, which includes further information requests. Our response on the review and associated RFI in memorandum by Aecom dated 27 September 2011 are detailed below.

General

Documentation of discussions and agreement in principle with Council Utilities Asset Manager about the proposed three water services

The Asset Managers are aware of the Plan Change 28, having provided initial comments through pre-application meetings and general comments to assist in preparing the Council Further Information Request. During the process of responding to Further Information requests by the Council the applicant requested specific meetings with Council's Utilities Asset Manager about all proposed servicing for the site. We were advised by Council that the availability of the Asset Managers was restricted at the time as they were involved in preparing Asset Management Plans. However in the absence of further meetings, the detail of information provided to Council in response to the further information request is considered to be an appropriate level of detail required for a Plan Change considers the broad effects of servicing. The Plan Change outlines options for servicing and the effects sufficiently. It is not necessary to 'tie down' or finalise a specific approach for the purpose of notifying the document, the Council and public have the opportunity via a hearing process to debate the issues.

Efficiency of discrete infrastructure proposed for the site

The issue of 'discrete' services was addressed to some degree by Martin Dasler in his evidence on Plan Change 7 in paragraphs 26 to 32. In terms of water and wastewater, the delivery main and rising main can ultimately be fully incorporated into the LLD subdivision. In the meantime the upfront cost of pipe extensions and pump stations will be at the cost of the developer.

Martin Daslers evidence on Plan Change 7 notes the following:

It is noted that the regional policy direction for rural residential zoning as provided for in Change 1 to the RPS seeks for such zones to be provided with reticulated sewer and water supply integrated with a publicly owned system. The desire for rural residential nodes to be provided with urban reticulated public services as opposed to on-site services means that by default that any long-term maintenance and upgrade naturally falls with the local authority. The Council has the means, by way of its rating powers, to recover costs for maintaining service infrastructure from ratepayers (additional rates will be generated through development of the Denwood site).

Council's Sustainability Principles and 5 Waters Strategy

Apart from a brief reference there is no specific assessment of the Council's Sustainability Principles or Five Waters Strategy in either of Council's initiated Plan Changes (Plan Change 7 and Plan Change 17). Selwyn District Council initiated plan change s32 assessments which include environmental effects assessment do not include an assessment against the Selwyn District Council Five Waters Strategy. Selwyn District Council needs to be consistent in terms of assessments it requires for its own and private plan change requests.

The Five Waters Activity Management Plan as an Asset Management Plan is a micro level document about how Council will manage it's assets. It is unusual for a high level Plan Change analysis at a strategic level to delve to this level of analysis. Asset Management Plans are a living document which can be amended and reviewed 3 yearly. If the area proposed is considered appropriate through the planning process then services for the area will fall under the Asset Management Plan.

Watersupply

Councils potable water system will have sufficient capacity for normal demands and firefighting

Martin Daslers 'Potable Water and Wastewater Report Rev 1' as part of Plan Change 28 addresses the effect of capacity in 3.1 of the report as follows:

The water supply for Lincoln is currently provided by three bores. Water is sourced from secure aquifers, which means that no treatment is required prior to distribution of the water within the reticulation network.

The maximum consented output for the three existing Lincoln bores is 35 L/sec for the West Belt bore, 36 L/sec for Kildare Terrace and 9 L/sec for Cole Street (Mill Stream). Variable speed pumps are used with the West Belt and Kildare bores to meet the daily fluctuations in water demand. Therefore there is a theoretical maximum of 80 L/s available to this water supply.

We have also been advised that the greatest water demand previously recorded within Lincoln was 48 L/s, which occurred during February 2008. This suggests that there is significant capacity (up to 32 L/s) remaining within the existing system.

Other residential developments in Lincoln will put more demands on the existing Lincoln water supply and more capacity in the network will be required at some stage, most likely through the provision of a new bore. The Selwyn District Council has accepted development contributions from other developments in the area to go towards the costs of developing a new source, and has indicated this approach could be satisfactory for the Denwood site.

Wastewater

Reducing Number of Pump Stations on the Site – This Option Has not been assessed.

Martin Daslers 'Potable Water and Wastewater Report Rev 1' as part of Plan Change 28 assesses alternative options. I extract the following

"A conventional gravity reticulation could be installed to service the development. However the topography separates the property into two natural catchments. If the gravity reticulation follows the natural topography of the land, two pump stations would be required. One catchment would drain to a new pump station in the south-west of the site, while the other would drain to a new pump station near the Springs Rd entrance on the east side of the site (i.e. the low points).

Alternatively, a single new pump station could be used in the east end of the site; however this would require mains to be dug to a depth of around 5 metres in some areas of the site. By having a pump station in the south-west corner of the development pumping into the eastern catchment's reticulation, trench depths could be kept to around two metres deep, more of the reticulation may be kept above groundwater and the potential for inflow and infiltration will be reduced.

Martin Dasler's report also considers alternative wastewater methods for the site including a Vacuum Sewer System and Pressure Reticulation with Proprietary Macerating Pump Stations. The report concludes that the most feasible option for wastewater servicing of the development is to have a conventional gravity wastewater network in two separate catchments, draining to new pump stations in the south-west and south-east corners of the development. The south-west pump station would pump to the eastern sewer catchment, which would then be pumped to the nearest available part of the SDC network (i.e. Marion St Pump Station)

Martin Dasler's evidence on Plan Change 7 (refer paragraph 22 – 25) further discuss these options

Groundwater

Proposed Mitigation measure to address high ground water levels

Annexure 5 Feasibility of Stormwater Management Section 2.1.2 discusses high groundwater levels. The report identifies that based on groundwater level information available the highest groundwater level is expected to be at, or close to, ground level on parts of the lower ground levels of the site and becoming deeper as the land rises towards the middle of the site. Auger holes dug at the time of the site visit would not have given any more useful information. The report recommends the installation of a number of shallow monitoring bores to assess groundwater levels over winter to confirm the assessment, this is more appropriate than Auger holes. This type of assessment is detail not necessary at the notification stage and can be carried out prior to final detailed engineering design for the site.

Water Races

Annexure 5 Feasibility of Stormwater Management Section 3.2 discusses the need to manage water passing through the site from the upstream stockwater race via drains or pipes in times of high rainfall events. The report concludes that if the location of the drain that currently passes through the middle of the site is altered or it is piped then the expected peak flows will need to be calculated to appropriately design the new conveyance method to ensure flooding onsite or of the upstream properties does not occur. The drain to the west will continue to function.. Further detailed assessment of this is not necessary at the notification stage and can be carried out during subdivision engineering design.

Stormwater

Consideration of LLD block stormwater facilities further assessed

Under PC7 as notified half of the LLD land to the east is pre 2020 and the balance post 2020 in terms of staging. LLD sought that it all be included in first

stage – total of approx 800 households. The UDS partners have agreed by way of consent on the Change 1 by LLD for all their land at Lincoln to be first stage. However, this does not mean that all land will be available for development immediately. For commercial reasons, LLD may still wish to stage development of land and release of sections onto the market. The southern part of the site (closest to Denwood site) is one of the later stages in terms of the LLD staging proposals (development starts at the end adjoining the existing Lincoln urban boundary). Also – Denwood will be dependent on a competing land owner for provision of access to stormwater disposal areas on LLD land. Denwood consultants have already discussed these matters with SDC assets staff and agreement has been reached that the Denwood site can and should be developed independently of other land in terms of stormwater management.

Two small stormwater basins, rather than a medium sized basin, compromises community multiple use opportunities

The need for two stormwater basins is discussed in 3.2.2 of Annexure 5 Feasibility of Stormwater Management report.

Two separate stormwater catchment basins are proposed (17ha eastern catchment and 54ha western catchment) due to the natural grades of the site, as explained earlier under wastewater. While a site can be contoured and engineered to have one single stormwater basin, it is not considered efficient or practical to do so.

Without this land being developed there would not be any community opportunity for the site for non-active recreation purposes. For appropriate engineering reasons, the need for two basins is most appropriate method to manage the effects of stormwater. The provision of a basin at the east and west end of the site will offer a variety of locations for the community and enhance natural landscape and ecology values for the community.

The landscape assessment as part of Plan Change 28 notes:

The two larger reserves, which also include the stormwater detention basins, would be high amenity areas, intended to become destination points for residents and the public. Open mown lawn spaces with large shade trees would be provided for passive outdoor activities and there would be pleasant internal views to a mixed type of planting fringing and within the basins - planting, which as I understand it would also serve as stormwater retention and filtration. There would be clear views in to these stormwater 'parks' from the roadway areas and in the case of the eastern stormwater reserve, from Springs Road too

Assessment of need for wetlands as part of the stormwater treatment plans

The Plan Change application needs to demonstrate that sufficient land is set aside for stormwater management. Refer to section 3.2.2 of Annexure 5 Feasibility of Stormwater Management report as part of Plan Change 28. In the absence of a detailed environmental assessment it was considered necessary to include wetlands as these will assist in minimising contamination into receiving waterbodies, and assist in reducing the flow of water. During the detailed design and consenting phase a full environmental assessment will determine the appropriate level of treatment. Should wetlands not be required then adjustments can be made..

Geotechnical

This matter is been separately considered in response to Craig Friedel's RFI request dated 19/9/11 as attached and will be responded to in the context of that request.

Yours sincerely

FIONA ASTON
Principal

27 June 2012

For: Craig Friedel

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Dear Craig

Plan Change 28

Introduction

1. This letter responds to matters raised in your email of 23 January 2012.
2. In terms of the specific matters listed in your email, our comments are set out below. We have also made further amendments to the PC28 request in light of the responses made, progress made towards the resolution of PC7, the withdrawal of PC17 and the notification of PC32. A copy of the revised plan change is attached in hard copy and on CD.

Outline Development Plan

3. The boundary between the PC28 land and PC7 land is now agreed through mediation on PC7. The PC28 ODP zone boundary now accords with the agreed PC7 LZ and B2B zone boundaries and the northern portion of the landscape buffer area is now contained within the PC7 zone boundary. Based on the changes to the PC28 ODP, the total land area proposed for rural residential development will be 57.7 ha, and estimated lot yield is 115 lots (refer Attachment A).

Riparian margin

4. Survus have now surveyed the riparian margin and confirm that it is all within Denwoods Trustee Ltd title. The previous west boundary was approximate and simply 'joined up' survey points. The attached survey plan for stormwater drainage (Attachment B) shows the actual location of west boundary. The ODP has been updated to reflect the correct delineation of the stream boundary.

RRBR

5. The references to the RRBR not being adopted and accordingly not afforded statutory weight was an oversight. Both the proposed plan change and relevant landscape reports have been updated.

Change 1

6. The landscape report now assesses the request against Chapter 12A of the RPS.

Annexures 3 and 8a

7. Annexure 3 has been updated as part of the revised plan change and changes to Annexure 8a have been accepted.

PC28 Paragraph 1.12

8. This has been amended to read: "Further to the east of Springs Road, land is zoned Living Z under Plan Change 7. The Site is currently zoned Rural Outer Plains..."

Stormwater reserves

9. Whether or not Council's Asset Managers support development of the stormwater area for joint use as recreation can be dealt with in evidence and at the hearing.

Rural character

10. Whether the proposal preserves and eventually enhances the rural amenity of the property goes to substance and can be dealt with in evidence and at the hearing.

Stormwater Management

11. You also raised, in early March, whether the stormwater management for the PC28 site (which makes provision for a stormwater detention pond in the south west corner of the rural residential area) requires off site discharge via private drains owned by third parties, and if so, whether we have agreement with those third parties for the proposed drainage.
12. As discussed between Murray England and Andrew Brough, discharge from the site will flow into the SDC network which starts on Collins Road. It is important to note that the stormwater design will not increase the rate of flow into the drain post development compared to the current inflow from the site. Further, the drains not owned by SDC are actually on land part owned by Denwoods Trustee Ltd. A subdivision in 2006 muddled the waters somewhat but the legal position is that Denwoods Trustee Ltd own the land to the centreline of the drain, as shown on the attached plan (Attachment B). We are happy to talk you through the titles which show this if required

Plan Change 32

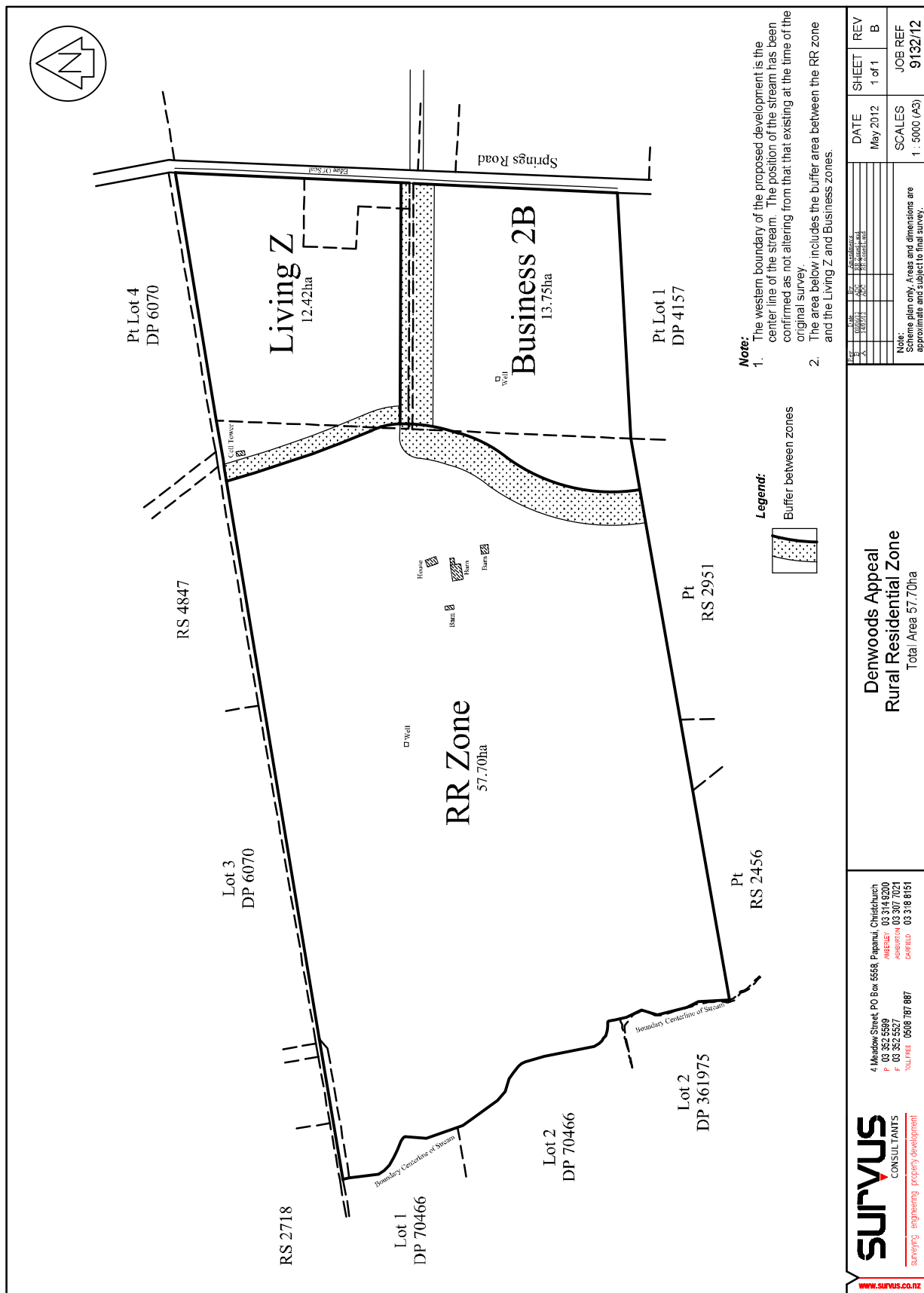
13. PC28 has been amended to reflect Living 3 Zone objectives and policies proposed by PC32. A key feature of the PC32 is that lower density rural residential activity is anticipated and provided for adjoining existing townships where the land to be developed is outside the urban limits and that quantum of rural residential households does not exceed the limits specified in Chapter 12A. PC28 is consistent with the District Plan objectives and policies as amended by PC32.

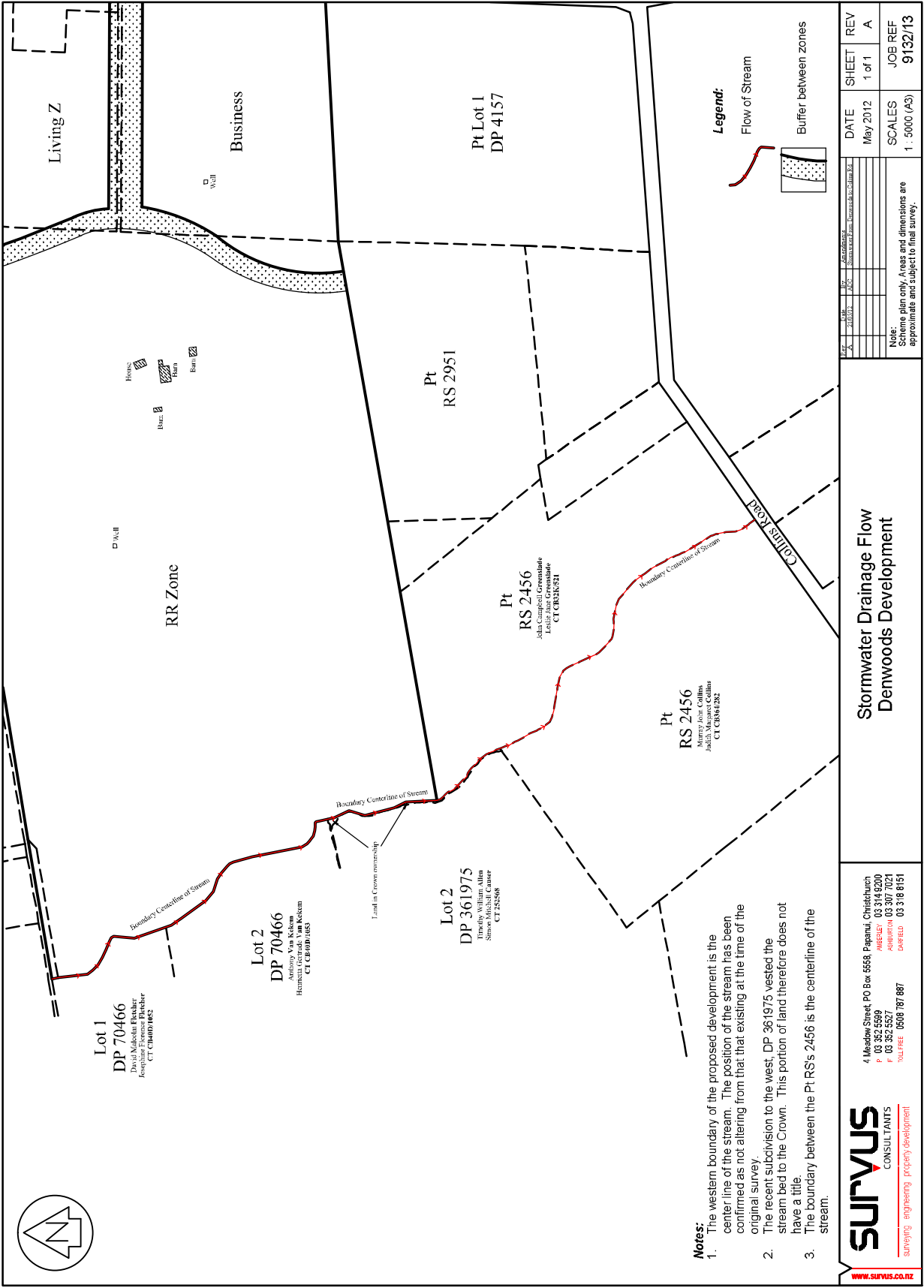
14. Should you require any further clarification on the matters addressed in this response, please call either myself or Fiona Aston.

Yours faithfully
Anderson Lloyd



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