

From: [Andrew Mazey](#)
To: [Benjamin Rhodes](#)
Cc: [Murray Washington](#); [Murray England](#); [Mark Rykers](#)
Subject: RE: Private Plan Change 34 - Southbridge
Date: Wednesday, 18 July 2012 1:30:07 p.m.

Hi Ben. In summary I have no major issues with this Plan Change request and it seems a logical place to provide further residential development in Southbridge utilising the existing main roading network.

Traffic generation is low from the proposed 56 lot subdivision in the context of a significantly underutilised adjoining local network anyway. Issues will be more related to expected street frontage upgrade requirements and the application of development contributions relating to this which are a matter more for subdivision consent anyway. However what follows are some more specific comments.

- The ODP shows the alignment of the new road reserve intersecting with corresponding road reserve of Taiaroa Pl opposite as requested previously, so OK. One would then presume that the respective carriageways on either side of High St would align to form true cross roads, but Figure 6 in the TDG Transport Assessment shows this not quite occurring. Something to be aware of through subdivision engineering design to this desired outcome.
- It will have to be a point of specific assumption by all that Robinson St and Bellfield St will remain unformed road and will exist instead as a local amenity recreational linkage. This is something I would presume the Community will want and would be confirmed through this PC as to that continuing intent and through any subsequent township structure plan process. The proposed walkway reserve linking the cul de sac to Bellfield St is wide enough to accommodate a road carriageway extension to link to the two if it was considered worthwhile if Bellfield St was ever formed as a road.
- As already anticipated by the Applicant in Section 6.2.4 there will be the requirement to upgrade the road frontages to High St and Brook St to provide localised widening and sealing, kerb and channel, footpath and street lighting etc. In Section 6.3.3.3 it refers to the 2009/19 LTP DC's in this regard but obviously this now superseded by the requirements in the 2012/22 LTP.
- There is the need to provide a further 105m section of footpath from St James St to Taiaroa Pl to join proposed new development and existing sections of footpath together and complete the pedestrian linkage along the western side of High St to the township centre.
- The PC makes no reference to the CERA Earthquake Recovery Strategy – which is no doubt a matter for assessment that you need to dial in anyway.

- Localised upgrade of the Brook St/High St intersection needed in conjunction with frontage upgrade e.g. inclusion quadrant kerbing on south east corner.
- Corner splays to be consistent with revised provisions in PC12
- No issue with minor non compliances to intersection and vehicle entranceway spacing's due low traffic volume environment.
- The treatment of how lots adjoining Bellfield St will occur will need careful consideration to avoid tall continuous fences and other adverse amenity outcomes if Bellfield St seen as an important recreational amenity for the wider community etc.

Hope this helps

Cheers

Andrew

From: Benjamin Rhodes
Sent: Friday, 29 June 2012 2:07 p.m.
To: Murray England; Mark Rykers; Andrew Mazey
Cc: Murray Washington
Subject: Private Plan Change 34 - Southbridgde

Hi,

Council has formally received a request for a Private Plan Change to rezone 5.9286ha of Rural (Outer Plains) to Living 1. The land is owned by Roxburgh Property Developers Ltd on High Street, Southbridge.

The plan change is attached.

Please can you review this document and provide any initial comments, issues or further information requests back to me by 13 July 2012.

If you have any queries please don't hesitate to contact me.

Regards

Ben Rhodes
 Resource Management Planner
 DDi: (03) 3472 824

