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21st January 2015

Selwyn District Council
PO Box 90

Rolleston 7643

Attn. **Jessica Tuilaepa**

Dear Jessica

Re: **PC140044: COLES RURAL RESIDENTIAL PRIVATE PLAN CHANGE**

Further to your request for further information, we herewith attach our response in corresponding order to your letter dated 10th December 2014 as set out below.

Environmental Health

1. Part C – Section 4 Living Zone, Rule 4.9.4 of the District Plan states that:

Except for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and 40, and ODP Area 3 and ODP area 8 in Rolleston, any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes within 100m from the edge of the sealed carriageway of State Highways with a posted speed limit of 70 Km/hr or greater shall have internal noise levels from road traffic that do not exceed the limits set out below with all windows and doors closed.

	24 hours
Within Bedrooms	35 dBA (Leq 24 hour)
Within Living Area Rooms	40 dBA (Leq 24 hour)

In light of the above, it is our opinion that the existing relevant provisions of the District Plan are sufficient to ensure appropriate noise attenuation for development within 100 metres of the edge of the State Highway.

2. In accordance with the relevant rules of the District Plan, there are no general rules addressing the need for noise control on outdoor living areas. It is therefore

considered that there should be no formal requirement to address this particular aspect over and beyond the existing requirements in the District Plan.

3. As noted above, Rule 4.9.4 of the District Plan requires new development within 100 meters of the State Highway to accord with the specified internal noise limits. As such, it is considered that this part of the development is intrinsic to all future builds, and we need not further elaborate or impose additional rules beyond that already specified. Notwithstanding this, a consent notice can be imposed on future subdivision applications for the need for acoustic insulation on all new residential development and extensions thereof.
4. Having regard to the above, and in particular District Plan Rule 4.9.4 of Section C, Living Zone – which is sufficient to ensure noise attenuation is achieved in a satisfactory manner, it is considered that an acoustic report is not necessary in this case.

Canterbury Regional Policy Statement

5. As noted in your letter, Rural Residential activities outside the identified Greenfield Priority Areas require an average density of between 1 and 2 households per hectare. I can advise that the proposal complies with this through the following calculation:

Total land area 205900m² less:

- SH Road provision - 2796m²

Leaves a total of 203104m² which when divided by 36 equates to 5647.8m² which is less than the maximum permitted density of 2 households per hectare.

Section 32 Assessment

6. Please refer to Table 6.1: *Costs and Benefits for Option One, Keep the Status Quo*, of the S32 Assessment, which refers to the status quo option of creation of 4ha blocks for rural lifestyle purposes under the existing Rural Inner Plains zoning. Please note that an assessment of the respective benefits and efficiency of the same have been duly considered under the said table. In light of this, it is our opinion that a further separate assessment would merely result in a duplication of the same.

Expert Reports

7. Noted
8. Noted
9. Noted

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10. The following responds to the corresponding bullet points

¹ Jessica Tuilaepa, Fiona Aston and Robin Schulz in attendance

- (i) Street trees:
Comment - Chris Glasson – (Chris Glasson Landscape Architects), states that the street trees will be compatible with adjacent subdivisions and that the trees will be of a deciduous exotic type. These allow light into houses during the winter months and will continue the swathe of already established trees across Rolleston such as tulip trees, oaks, elms and poplars.
- (ii) Open Space and reserves
Comment - For rural residential sections and open spaces large rural type trees will be used, as they presently exist.
- (iii) Swales and Stormwater management
Comment – low planting will be used to create open space. A variety of native vegetation will be used for these areas.
- (iv) SH1 Roadside Oaks
Comment – These will be retained unless taken as part of the road widening by NZTA.
- (v) Indicative Landscape Plan
Comment – refer to amended Indicative Landscape Plan attached (Appendix A). The Indicative Landscape Plan is formed on the basis of the ODP.
- (vi) Methods proposed to monitor and maintain framework planting on private lots, can be put in place at the onus of the developer at the time of future subdivision. This will be subject to a private covenant. We would also refer you to Amendment 7, Proposed new Rule 12.1.3.37(a) which states that details of the planting plan and planting shall be undertaken by the developer and maintained at all times. The same is applicable for the buffer zone planting immediately adjacent the State Highway. In the fullness of time, this will be vested with Council, and similarly maintained by Council.
- (vii) The retained shelter belt centrally located on site will similarly be subject to a private covenant entered into between the developer and future lot owner(s). Alternatively, it could be the subject of a consent notice on the relevant lot titles to be addressed at the time of the subdivision consent.
- (viii) Please refer to Appendix B, which has highlighted the relevant changes to proposed amendments. In light of this, we can now confirm that the proposed District Plan amendments have been revised to be consistent with the LURP Action 18 amendments to the District Plan, which include plan provisions for the L3 zone.
- (ix) Significant landscape features
Comment – Chris Glasson Landscape Architects has confirmed that

there are no significant landscape features on site.

The LURP and recently approved Private Plan Changes

11. Duly noted and changes made accordingly (Appendix B).

Yours sincerely



Liz Stewart

Senior Planner

Appendix A: Amended Indicative Landscape Plan

Appendix B: Amendments to the Relevant Sections of the Proposed Plan Change