

Ref: 6178

Jocelyn Lewes
PO Box 90
Rolleston 7643

Sent via email to: Jocelyn.Lewes@selwyn.govt.nz

22 August 2019

**PLANNING
SURVEYING
ENGINEERING**

BASELINE GROUP
CHRISTCHURCH

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Dear Jocelyn

KIRWEE PLAN CHANGE #60 - FURTHER INFORMATION

Baseline Group has prepared the following in response to the Request for Further Information for Plan Change 60, dated 31 May 2019.

Geotechnical Report

An updated Geotechnical Report will be provided to council upon completion of this work.

NES Contamination

An addendum to the Preliminary Site Investigation will be provided to council upon completion of this work.

Supply of Water

Confirmation of the timing to establish a new water supply bore on the utility allotment has been provided by Council and is included as Appendix 1.

An assessment of predicted demand of the plan change area is provided as follows:

- BLG has made the following assumptions in calculating the requested flow figures:
 - 250 Litres/person/day
 - 3.5 people/dwelling
 - 165 new dwellings within plan change area
 - Peaking factor of 5
 - Peak flow demand of 25 L /min / dwelling (NZS4404)(or 25 L/s for fire fighting if that is greater)
- Giving the following demand figures:
 - Peak day peak hour flow rate = 68.75 L/s
 - Annual Volume = 250 L/p/day x 3.5 p/dw x 165 dw x 365 days / 1000L/m³ = 53,000m³/year
 - Peak daily volume = 53,000 / 365 * 5 = 722m³/day

We also advise any future development would likely seek unrestricted water supply, if available. There are currently no water rights held by the applicant which could be transferred to council.

Sewer

A working party has been formed by Council to explore options for wastewater systems to potentially service Kirwee township in the future. A Wastewater Strategy for Kirwee was prepared December 2017. While there is no evidence to suggest there is currently an issue of groundwater contamination from on-site wastewater systems, intensification of residential use with on-site wastewater has the potential to contaminate groundwater in future. Environment Canterbury have identified guiding policy directing future development away from the use of on-site wastewater treatment. In addition, on-site wastewater treatment is not supported by local Tangata Whenua.

The Baseline Group servicing report identifies the preferred method of wastewater disposal is on-site disposal, as this is currently adopted for all existing and recent new dwellings in Kirwee. Consent for on-site disposal systems will be sought at subdivision stage. Environment Canterbury have confirmed consent would be required for on-site wastewater treatment as a restricted discretionary activity. However, if at the time of subdivision it is not possible to obtain consent for on-site wastewater treatment there are other identified options. We have expanded the list of potential options as follows, to align with the wastewater servicing options being considered by the working group:

- Low pressure wastewater system pumping to a centralised on-site community treatment and disposal system.
- Low pressure wastewater pump system pumping (downhill) to the existing wastewater treatment facility in Rolleston.
- Gravity network with centralised on-site community system.
- Gravity network with centralised pump station, pumping (downhill) to Rolleston.
- Septic Tank Effluent Pumping (STEP) system where the liquid from on-site septic tanks is pumped to a centralised on-site community disposal system.
- STEP system with liquor being pumped to the existing wastewater treatment facility in Rolleston.

While it is preferred to utilise the currently widely adopted on-site disposal method, at least six viable alternatives have been identified should a consent for this not be forthcoming, thus it can be considered there are viable options for wastewater disposal from the proposed plan change area.

Roading

The Transportation Assessment as submitted is the correct one, dated 13 December 2018.

It is noted as part of the approved Kirwee Plains Subdivision currently under construction, upgrades to the footpath, kerbing of the intersection of Suffolk Drive with Hoskyns and street lights have been added. Photos of the finished infrastructure is included in Appendix 2.

Potential upgrades to the adjoining roading network have been discussed within the Transportation Assessment Sections 7.3.4 and 7.3.5. Further to this section 7.3.7 states it is not considered there is any case for significant widening of Hoskyns Road or Courtenay Road. It is considered the effects of future subdivision of the plan change area on the adjoining road network and any specific upgrades which may be required can be assessed at the time subdivision consent is applied for. At this stage the traffic analysis indicates widening is not necessary. However, requirements with respect to road widths may well change during the District Plan update to align with more recent best practice which is to reduce trafficable road width to reduce vehicle speeds and accommodate active transport modes.

An updated ODP (transport network) plan is attached showing a potential connection to the adjoining land from Suffolk Drive through to Hoskyns Road. This is indicative only, as the applicant is not the owner of the land, however it shows how connections with the proposed plan change area could potentially provide an alternative access to Hoskyns Road.

Settlement pattern and amenities

The area subject to the plan change is identified for residential use both through the current zoning (Living 2A) and the Malvern Area Plan and is within the recognized boundaries of the Kirwee township. The plan change seeks to increase the density of the application site. Greater density in a compact form (i.e. in an area identified for residential use and immediately adjoining the existing established Living 1 Zone) will potentially enable other services and amenities to be established within Kirwee supported by an increased population. There is currently no business zoned land within Kirwee, although it is noted Report BS201 prepared as part of the District Plan Update has identified three properties to be included within the proposed Small Settlement Business Overlay. The sites identified for the overlay include the service station at 2500 West Coast Road and the Kirwee Tavern at 1265 Courtenay Road, Map 5 of the Existing out of Centre Business Activities in Small Rural Towns is included as Appendix 3. Greater population within the defined boundaries of the Kirwee township will potentially allow new businesses to be established and supported, which will increase the self-sufficiency and economic diversity of the township and increasing the access to amenities for residents.

Connectivity between the broader settlement has been provided for through the pedestrian cycle connection at the end of School Lane and a new connection proposed through the end of Walter Place. It is also noted pedestrian infrastructure is currently provided along the Hoskyns Road, frontage through to Courtenay Road as part of the Kirwee Plains Subdivision. At this stage there is limited opportunity to provide vehicle connections through to the existing roading network east of Courtenay Road from Glen Oak Drive, Walter Place, Brooker Place, Nilson Lane or De Renzie Place due to the existing settlement pattern, established housing and presence of cul-de-sacs. Although there may be future opportunities for Council to add pedestrian connections or even road connections if redevelopment of any of these areas is undertaken in future, however they are not able to be provided at this time.

Council have confirmed Kirwee is sufficiently served by reserve areas in terms of amenity for residents, a reserve serving the plan change area has been provided within the Kirwee Plains Subdivision, located at the end of School Lane. Given the small-town character of Kirwee, the social heart (i.e. the spaces in which resident's meet and mingle fostering a sense of community) are considered to be the Kirwee Model School, the Kirwee Tavern, the Kirwee Community Hall and Showgrounds. The plan change area provides excellent connectivity to the Kirwee Model School, through the reserve and provision of a dedicated pedestrian cycle connection through Walter Place. It is noted Walter Place has a direct connection through to the school. Connectivity for active transport modes has been provided in two places along the boundary adjoining the existing established Living 1 Zone, contributing to the compact urban form of Kirwee. In addition, the proposed primary road will provide for pedestrian infrastructure further supporting active travel within the plan change area and between the plan change area and the established township area of Kirwee.

Outline Development Plan

A new ODP set with the layers as requested is attached as Appendix 4.

Consultation

The plan change has been reviewed by MKT and the results of this are attached in Appendix 5. No other consultation has taken place at this stage.

If you have any questions, please feel free to contact the writer on 03 324 8206 or via email sally@blg.nz.

Yours faithfully,

Baseline Group

A handwritten signature in purple ink, appearing to read 'Sally Elford', is positioned below the company name.

Sally Elford
Senior Planner

Appendix 1: Confirmation of Water Bore Works

From: Murray England <Murray.England@selwyn.govt.nz>
Sent: Friday, 31 May 2019 10:52 AM
To: Sally Elford
Subject: RE: [BLG-6178] Kirwee - New Water Bore

Hi Sally,

We have budget available from 1 July 2019 for the establishment of the bore.
Drilling, development and water testing and commissioning would likely take 12 Months.
Murray

From: Sally Elford [<mailto:sally@blg.nz>]
Sent: Friday, 31 May 2019 10:43 AM
To: Murray England <Murray.England@selwyn.govt.nz>
Subject: [BLG-6178] Kirwee - New Water Bore

Hi Murray,

I understand the utility allotment (intended for a new water bore) within the Kirwee Plains subdivision on Hoskyns Road has now been vested to council (Lot 400 Deposited Plan 528758).
Do you have any idea when a water bore might be put in place?

Regards

Sally Elford | Senior Planner
Baseline Group | 54 Manchester Street, Central City, Christchurch | 03 339 0401



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www.selwyn.getsready.net

Appendix 2: Photos of Upgrades to Hoskyns Road

Intersection of Suffolk drive with Hoskyns Road, looking northeast



Intersection of Suffolk Drive with Hoskyns Road, looking northeast, along Hoskyns (towards Courtenay Road)



New footpath installed along Hoskyns Road looking west



New kerbing and footpath (meeting the existing) and the lights installed along Hoskyns Road (towards Courtenay Road)



Appendix 3: Map 5 of Report BS001



ISSUE	DATE
	STATUS
0	13/07/17
A	CLIENT REVIEW 13/07/17
B	CLIENT REVIEW 26/07/17
	CLIENT REVIEW

LEGEND

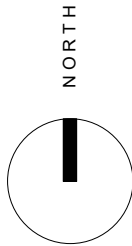
Parcel Boundary

Accommodation

Business

Community

Industrial



rough & milne landscape architects

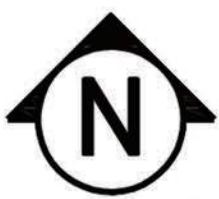
Level 2, 69 Cambridge Terrace
PO Box 3764, Christchurch 8140
New Zealand

Tel +64 3 366 3268
Fax +64 3 377 8287
info@roughandmilne.co.nz

KIRWEE
SMALL SETTLEMENT GIS DATA
SELWYN DISTRICT
PREPARED FOR PLANZ CONSULTANTS

JOB No.	17087
SCALE	1:10000 @ A3
DATE	13/07/17
DESIGNED	PLANZ / JL
DRAWN	JL / CD
CHECKED	JL
STATUS	CLIENT REVIEW
DRAWING No.	REVISION
L 5.0	B
SERIES	
5 of 9	Aerial Photo Source: LINZ Data Service

Appendix 4: Updated ODP Maps



Legend

- ODP Boundary
- Parcel
- Primary Road
- Secondary Road
- Residential
- Recreation Reserve
- Pedestrian/ Cycleway Green Link
- Utility Allotment (Water)
- Pedestrian

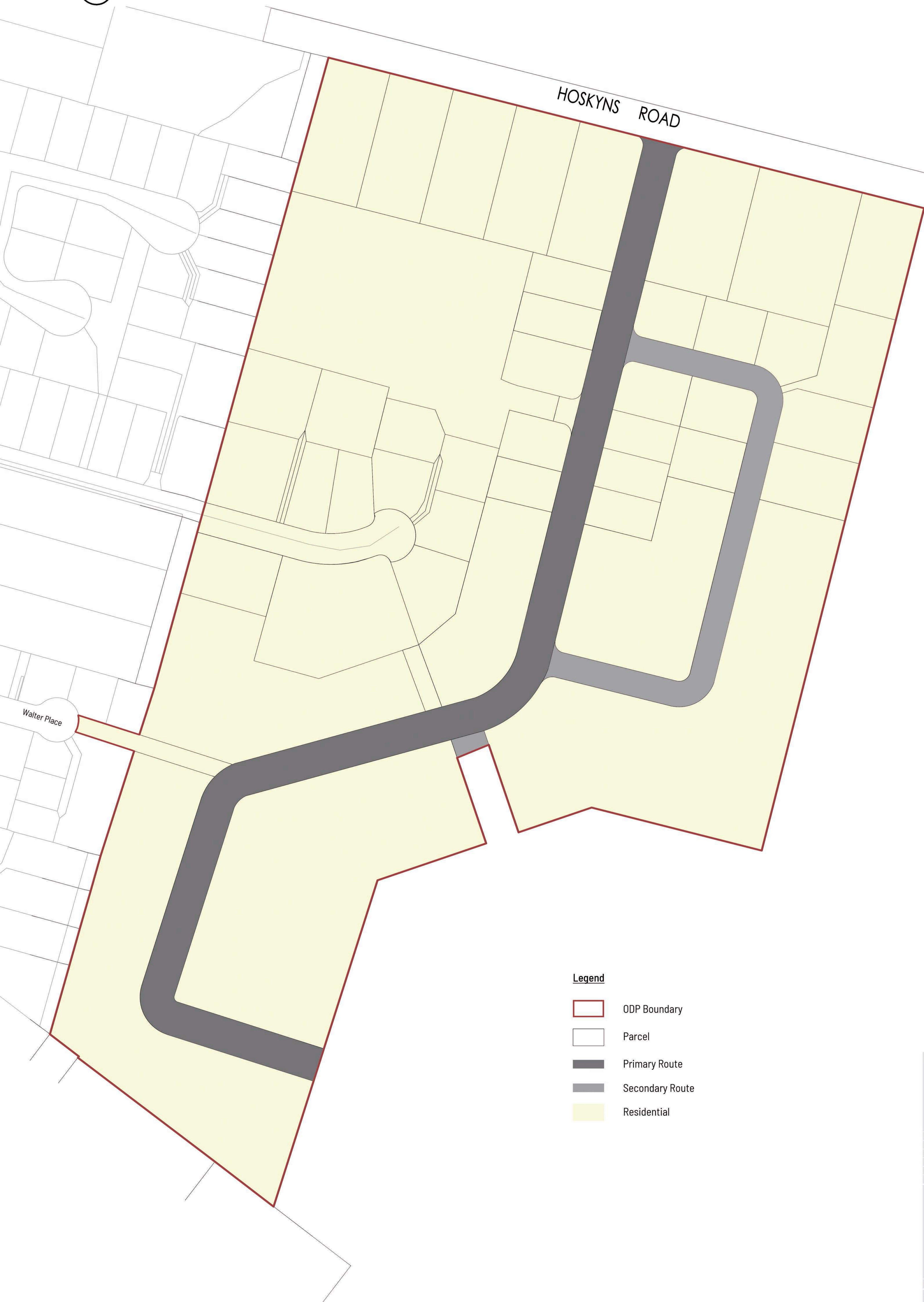
Kirwee

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Date 05 Jun 2019
Design EL
Drawn EL
Review SE

A 20/06/19 Legend Amendments
B 14/08/19 Match the latest Boundary amendment

Rev. Date Amendment
Revision B

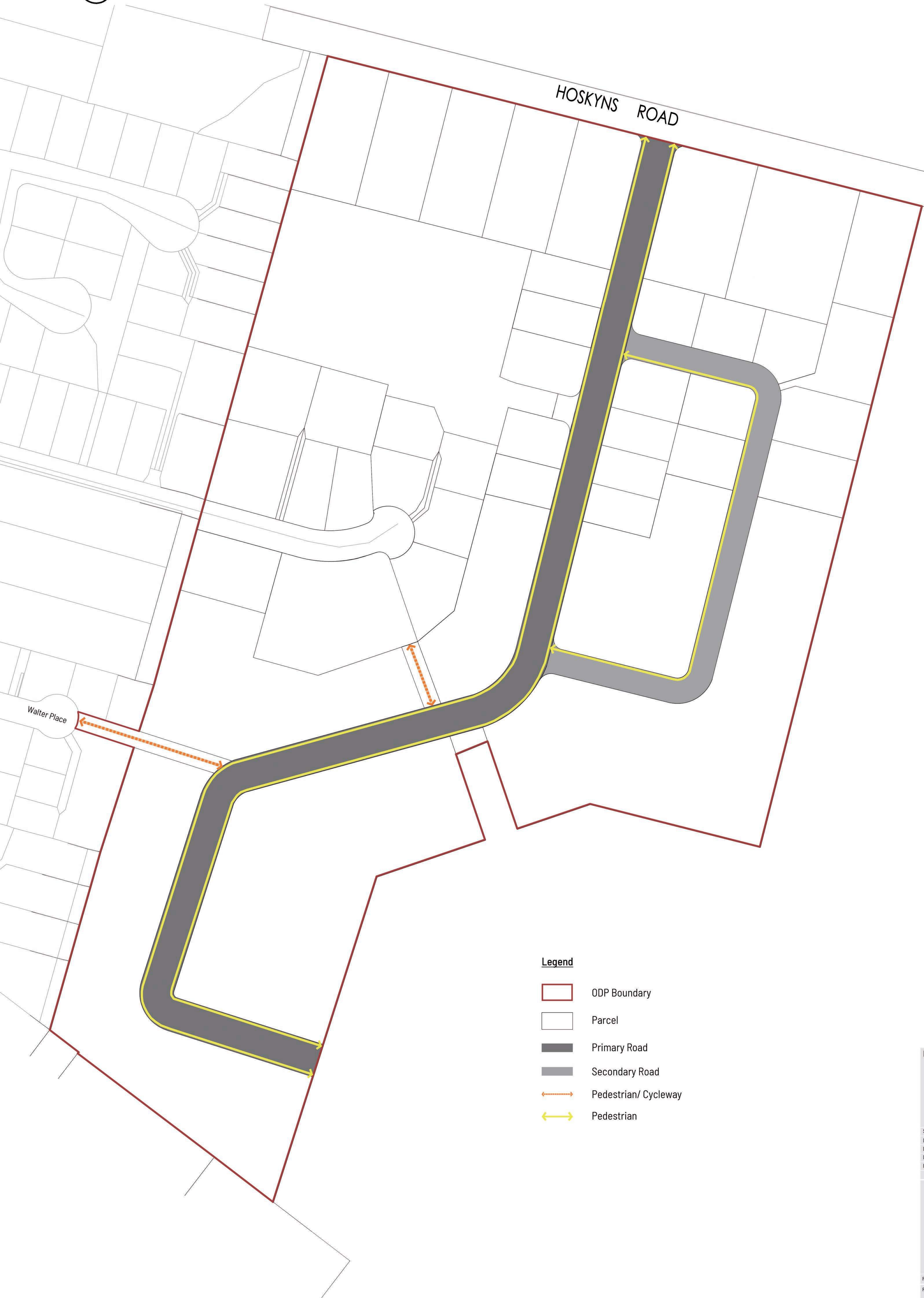
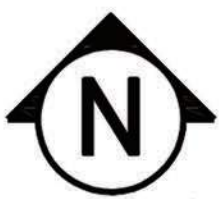
Sheet 1



Legend

- ODP Boundary
- Parcel
- Primary Route
- Secondary Route
- Residential

Kirwee		
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Date	05 Jun 2019	
Design	EL	
Drawn	EL	
Review	SE	
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B	14/08/19	Match the latest Boundary amendment
Rev.	Date	Amendment
Revision	B	
Sheet	2	



Legend

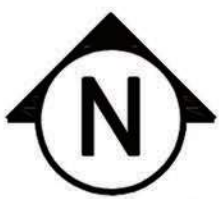
- ODP Boundary
- Parcel
- Primary Road
- Secondary Road
- Pedestrian/ Cycleway
- Pedestrian

Kirwee

Scale	1:1000 @A1
Date	05 Jun 2019
Design	EL
Drawn	EL
Review	SE

A	20/06/19	Legend Amendments
B	14/08/19	Match the latest Boundary amendment

Rev.	Date	Amendment
Revision	B	
Sheet	3	



Legend

- ODP Boundary
- Parcel
- Primary Road
- Secondary Road
- Recreation Reserve
- Green Link
- Utility Allotment (water)

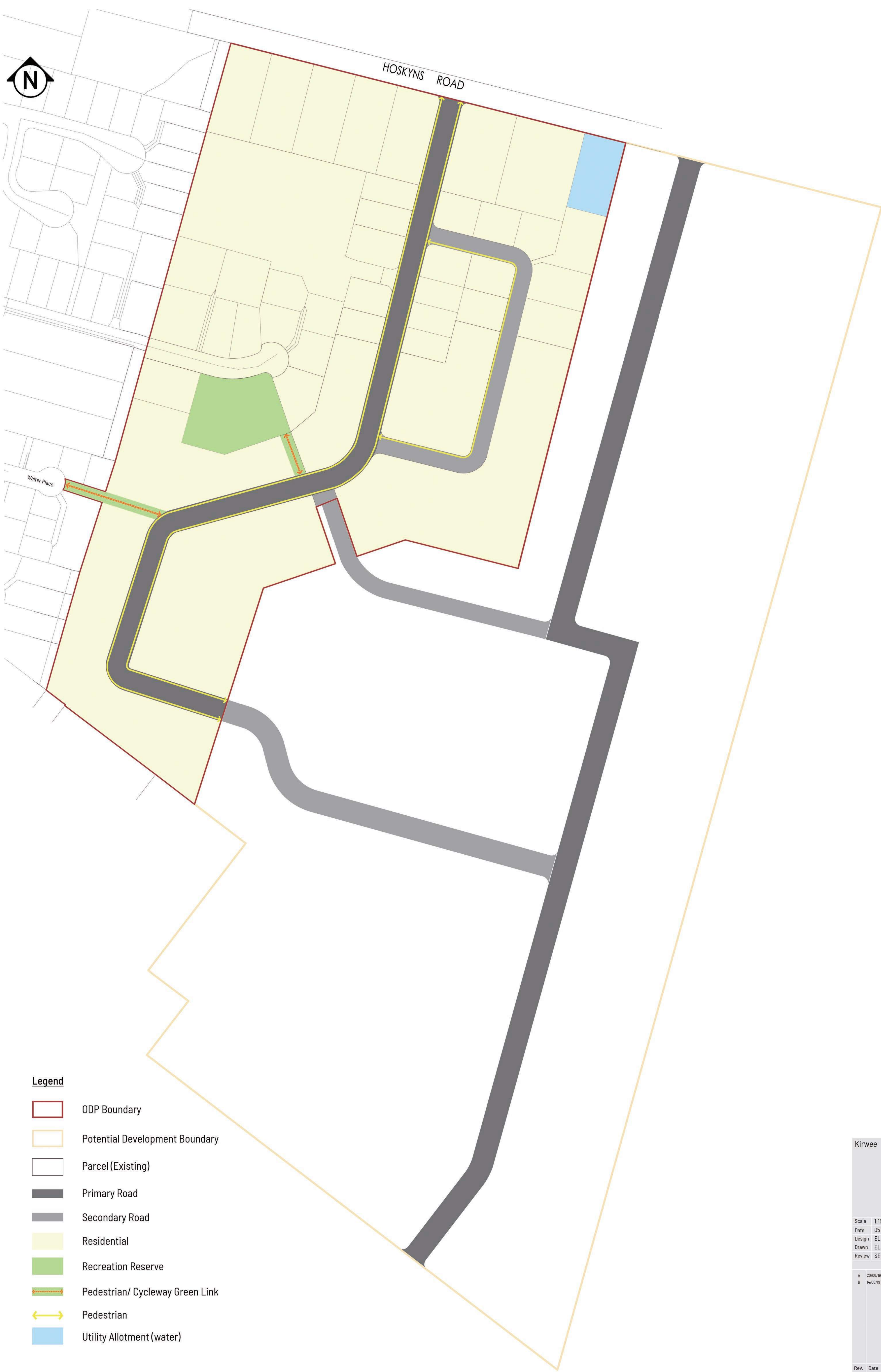
Kirwee

Scale	1:1000 @A1
Date	05 Jun 2019
Design	EL
Drawn	EL
Review	SE

A	20/06/19	Legend Amendments
B	14/08/19	Match the latest Boundary amendment

Rev.	Date	Amendment
Revision	B	

Sheet 4



Kirwee

Scale 1:1500 @A1
Date 05 Jun 2019
Design EL
Drawn EL
Review SE

A 20/06/18 Legend Amendments
B 14/08/18 Match the latest Boundary amendment

Rev. Date Amendment
Revision B

Sheet 5

Appendix 5: MKT Consultation Report