



FORM 5

Submission on publicly notified proposal for policy statement or plan, change or variation under Clause 6 of Schedule 1, Resource Management Act 1991

To: Selwyn District Council

Name of submitter: Ministry of Education ('the Ministry')

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This is a submission on the Proposed Plan Change 62 (Private) to rezone land on the western side of Leeston Township ('the Proposed Plan Change').

The specific parts of the proposal that the Ministry of Education's submission relates to are:

D Marshall, L Martin and A Formosa, M and T Saunders, B Hammett and J and S Howson have lodged a private plan change request with Selwyn District Council pursuant to Clause 21 of the First Schedule of the Resource Management Act (1991). The Proposed Plan Change seeks to rezone approximately 60 ha of land at Leeston to allow residential development. Plan Change 62 proposes to change the Selwyn District Plan to rezone the Living 1 (Deferred), Living 2 (Deferred) and part of the adjoining Rural (Outer Plains) land to Living 1 and Living 2 to facilitate the future development of approximately 410 residential sites. The Proposed Plan Change proposes amendments to the Selwyn District Plan that include;

- Amending the District Planning Maps to rezone the subject land;
- Incorporating an outline development plan to coordinate and guide the future development of the site; and
- Incorporating rules that manage subdivision, building and fencing within the plan change area.

The Proposed Plan Change is located on the western side of the township, and is generally bounded by High Street to the south, Harmans Road to the west, Leeston Dunsandel Road to the north, with a small area lying north of this road, and Ellesmere College and residential development on Spring Place and Mountain View Place to the east (see Figure 1 below). Ellesmere College is are operated by the Ministry and caters for pupils from Year 7 to 15 with a school role of approximately 550 students. The Ministry also operates Leeston School in the township which caters for pupils from Year 1 to 6 with a school role of approximately 330 students.



Figure 1: Proposed Plan Change 62 site and Ellesmere College location (source: Canterbury Maps).

The Ministry has identified potential issues arising from the Proposed Plan Change including impact on school facilities that may arise from significant residential development; the potential traffic effects around Ellesmere College, which may impact on the safety of students walking and cycling to and from school; and the potential effects from flooding. The Ministry has not been consulted on the Proposed Plan Change.

Background:

The Ministry is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry's overall purpose is "Lifting aspiration and raising education achievement for every New Zealander". Amongst other matters, the Ministry has responsibility for managing all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a key stakeholder in terms of activities that may impact on educational facilities and assets in the Selwyn District.

The Ministry of Education's submission is:

Under the Resource Management Act 1991, decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment. In respect of this Proposed Plan Change, the Ministry has identified the following issues:

Impact on school facilities

The Proposed Plan Change will potentially result in a relatively significant increase in the population of Leeston. This is likely to result in an increase of school age children that may attend Leeston School and

Ellesmere College. It appears the scale of growth is able to be accommodated at both Schools through the usual roll growth programmes as this increase occurs.

Traffic

The transportation assessment provided as part of the Proposed Plan Change shows that traffic will be directed onto High Street, Leeston-Dunsandel Road and Spring Place. Ellesmere College has its entrance and exit onto Leeston-Dunsandel Road. The Proposed Plan Change indicates there will be a pedestrian cycle link to Ellesmere College. The Ministry supports the pedestrian cycle link as it assists in facilitating active transport to the school and welcomes the opportunity to discuss the pedestrian cycle link further to ensure a safe environment for pupils to walk and cycle to and from the School.

The transportation assessment concludes that the traffic generated by the development can be accommodated on the adjacent roading network without changes or improvements to the roading network. Generally, the Ministry concurs with this, but wishes to ensure the safety of students walking and cycling to and from school and being dropped off and picked up are not affected.

Flooding

The Proposed Plan Change seeks to lift the existing deferral on the Living 1 (deferred) and Living 2 (deferred) zones on the western edge of Leeston and rezone this land. The deferred land was identified through the last District Plan review process as being suitable for residential purposes, but as the land was susceptible to flooding and inundation, development was deferred until such time as this could be resolved.

While the application refers to flooding on the Plan Change site there is no reference to potential effect of flooding on adjoining sites as a result of development on the Plan Change site. The Ministry is concerned about the potential adverse flooding effects arising from the Proposed Plan Change, particularly as the Ellesmere College site currently experiences flooding from time to time. The Ministry requires an assurance that the development on the Proposed Plan Change site will not result in an increase or exacerbation of flooding on the school site.

The Ministry of Education seeks the following decision from the consent authority:

The Ministry is neutral on the Proposed Plan Change at this stage and requires the following matters to be addressed;

- The Ministry of Education is consulted on the potential traffic effects including the proposed pedestrian cycle link.
- The applicant establishes that there are no adverse effects on the Ellesmere College site in respect of flooding as a result of development on the proposed Plan Change site.

The Ministry wishes to be heard in support of their submission.



Morgan Fallowfield
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(Consultant to the Ministry of Education)

Date: 19 February 2020