

Proposed Plan Change 62 - Request to rezone 61ha of land in Leeston Summary of Decisions Sought

Introduction

The period for making submissions to Plan Change 62 to the District Plan closed on 19 February 2020.

Further submissions give the opportunity for the public to either support or oppose the submissions received and summarised, or aspects of these submissions. Please note it is not another opportunity to make fresh submissions on the Plan Change itself, as a further submission can only relate to a submission which has already been lodged.

The further submission Form 6 is available at all Council offices and online at: <https://www.selwyn.govt.nz/property-And-building/planning/application-and-submission-forms/form-6-further-submissions> It is noted that all specific provisions identified in submissions are referenced in the following summary in *Italics*, with all deletions referenced by strike through and additions underlined.

Summary of Decisions Sought

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Support/ Oppose	Decision Sought	Decision No	Summary of Submission
01	John and Juliet Angland	PO Box 39 Leeston 7656 john@anglands.co.nz	Not stated	Support	Approve	D1.1	The submitter supports the plan change
02	Alan and Janet Manning	9 Spring Place Leeston 7632 janet.alan@xtra.co.nz	Yes	Oppose	Not stated	D2.1	Opposes vehicle access from Spring Place to the proposed plan change area
						D2.2	Concerned that increased development will make flooding worse
03	Rachael Prestidge	178 High Street Leeston 7632 gummygill@hotmail.com	Not stated	Neutral	Not stated	D3.1	Concerned that increased development will increase flooding over property

04	Cochranes of Canterbury	c/- Jane West 50 Selwyn Lake Road RD3 Leeston 7683 jane@jwest.co.nz	Yes	Support	Approve, with modification	D4.1	Seeks a portion of the proposed plan change being zoned Business 1, to reflect the historical use of property
05	Robert and Jean Milne	15 Spring Place Leeston 7632 bobjean@slingshot.co.nz	Not stated	Opposed	Not stated	D5.1	Concerned that the waste water system does not have enough capacity to service the proposed plan change area
						D5.2	Concerns about the impact that traffic movements through Spring Place may have on amenity and on the intersection with High Street
06	Christchurch City Council	c/- Emily Allan PO Box 7016 Christchurch 8154 Emily.allan@ccc.govt.nz	Yes	Support in part	Accept, in part	D6.1	Seeks that the plan change relating to the rural zone land is refused due to the effects on the significant wider transport network.
						D6.2	Seeks that the plan change relating to the deferred zoned land is accepted in part, with the deferred zoning confirmed with no intensification.
						D6.3	Concerned about the wider transport effects on Christchurch City from the potential increase in commuter traffic volumes into the City from Leeston and the implications that this will have in terms of increased emissions, congestion and longer journey times. Would like to see the transport effects assessment consider alternative transport options and the transport effects on the wider region.
						D6.4	Concerned that the release of land beyond the forecast growth models has the potential to undermine the higher order documents, prepared by

							various agencies, which have been developed to enable growth to occur in the wider Canterbury region in an integrated and consolidated manner.
						D6.5	Concerned that lodgement of the proposed plan change ahead of the likely gazetting of the proposed National Policy Statement for Highly Productive Land (NPS-HPL) has the potential to undermine the intent of the NPS-HPL.
						D6.6	Concerned that there is a risk to the implementation of the Urban Development Strategy from urban development beyond the UDS boundary, and questions whether the Greater Christchurch Partnership has a view on whether the partnership boundary needs to be extended to cover a wider area.
07	Rachael Marriott	11 Spring Place Leeston 7632 alamoderach@gmail.com	Not stated	Opposed	Not stated	D7.1	Concerns about the impact that traffic movements through Spring Place may have on amenity and on the intersection with High Street
						D7.2	Concerned that increased development will make flooding worse
						D7.3	Concerned about the impact on the towns water supply
08	Graham MacKenzie	7 Spring Place Leeston 7632 grizzamack@gmail.com	Yes	Opposed	Decline	D8.1	Opposes vehicle access from Spring Place to the proposed plan change area
						D8.2	Concerned that the town does not have sufficient infrastructure to support additional homes

09	Katherine McQuillan	7 Spring Place Leeston 7632 kathlovestravel@hotmail.com	Yes	Opposed	Not stated	D9.1	Opposes vehicle access from Spring Place to the proposed plan change area as will impact on amenity of the street and enjoyment of existing residents
10	Sharon Farrant	33 Leeston Dunsandel Road Leeston 7632 sharonfarrant@xtra.co.nz	Yes	Support	Approve, with modification	D10.1	Seek to have Lot 2 DP 451172 included in Living 1 zone
						D10.2	Seeks inclusion of walkways and cycleways included on the ODP
11	Nicki Warren	24 Spring Place Leeston 7632 nickiwarren@hotmail.com	Yes	Opposed	Not stated	D11.1	Concerned that the proposed plan change fails to address a known landfill site on 125A High Street, Leeston
						D11.2	Seeks that the landfill site be vested as reserve rather than developed for residential purposes
						D11.3	Concerned that the proposed plan change does not consider population demographics and more progressive residential housing options
						D11.4	Concerned that the town does not have sufficient infrastructure to support additional homes
						D11.5	Concerned that increased development will make flooding worse
						D11.6	Concerned about effect of increase in traffic movements on intersection of High Street, Southbridge Leeston Road, Feredays Road and Harmans Road
						D11.7	Concerned about impact that future development may have on existing amenity values, and pets
12	Toby and Lisa Pullen	26 Mountain View Place Leeston 7632 tobiaslayby@hotmail.com	Not stated	Opposed	Decline	D12.1	Concerned that the proposed plan change will result in loss of views and privacy

						D12.2	Concerned about the likelihood of increased flooding
						D12.3	Concerned about the likelihood of noise during development and on-going occupation of proposed plan change area
						D12.4	Concerned that an increase in traffic will increase the possibility of accidents
						D12.5	Concerned that the town does not have sufficient infrastructure to support additional homes
13	Peter Martin	James Martin Estate c/- Peter Martin 150 Cryers Road Leeston 7683	Yes	Opposed	Not stated	D13.1	Seeks to have the plan change deferred until existing residential land is developed.
14	Fire and Emergency New Zealand	c/- Beca Ltd PO Box 13960, Armagh Street Christchurch 8141 Nicolle.Vincent@beca.com	Yes	Neutral	Approve, with modification	D14.1	Seeks an amendment to address provision of adequate quantities and pressure of water for fire fighting purposes
15	Canterbury Regional Council	c/- Sam Leonard PO Box 345 Christchurch 8140 sam.leonard@ecan.govt.nz	No	Neutral	Not stated	D15.1	Seeks an through assessment of the suitability of the plan change area for residential development in light of direction contained in Canterbury Regional Policy Statement and proposed National Policy Statement for Highly Productive land.
16	Ministry of Education	c/- Beca Ltd PO Box 13960, Armagh Street Christchurch 8141 morgan.fallowfield@beca.com	Yes	Neutral	Not stated	D16.1	Seeks to be consulted on potential traffic effects including proposed pedestrian cycle link
						D16.2	Seeks assurances 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 area

17	Stuart and June McLachlan	44 Bluetts Road RD3 Leeston 7683 daffodils@xtra.co.nz	Yes	Oppose	Not stated	D17.1	Concerned about the likelihood of increased flooding
						D17.2	Concerned about the impact that the future development of the proposed plan change area may have on water quality of Birdlings Brook and Harts Creek
						D17.3	Concerns about the impact that traffic movements through Spring Place may have on amenity
						D17.4	Would support a subdivision that provided for larger sections
18*	Harts Creek Streamcare Group	C/- C.M. Barnett 217 Harts Road RD3 Leeston 7683 carey.barnett@xtra.co.nz	Yes	Oppose	Decline	D18.1	Concerned about the impact that the future development of the proposed plan change area may have on water quality of Birdlings Brook and Harts Creek
						D18.2	Would like to be consulted on the proposed plan change.

***LATE SUBMISSION**