

Ref: 6129

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Sent via email to: jocelyn.lewes@selwyn.govt.nz

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Dear Jocelyn

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RESPONSE TO THE INTERIM DECISION ON PLAN CHANGE 62

This is a response to the Interim Decision in respect to Plan Change 62. The Interim Decision sought further input from the Applicant in relation to: a revised Outline Development Plan; provisions to address potential reverse sensitivity at the rural/urban interface; inclusion of acoustic fencing or mounding in proposed Rule 4.2.5; and updating of other rules and the planning map to reflect the Interim Decision.

On behalf of the Applicant, Baseline Group have prepared a response, which addresses the matters sought by the Interim Decision. Please note the Applicant will accept the Commissioners recommendation (Option 1) to re-zone the deferred zone only, however they wish to present an option that illustrates the stormwater basin within the Outer Plains zone.

Two Outline Development Plans have been prepared:

- Option 1 provides for development within the deferred zones only (Appendix 1). It is proposed to allow for a 920-metre-long buffer strip along the Living 1 and Outer Plains interface, providing a minimum of 9,200 m² of separation between the zones. The road alignment has been adjusted to accommodate an appropriate building setback for residential sections which adjoin the Outer Plains zone. This will result in larger sections adjoining the Outer Plains interface which increase the amenity of these sites and reduces the potential for reverse sensitivity.
- Option 2 provides the same layout as Option 1 but shows the stormwater basin located within the Outer Plains zone.

Baseline Group respectfully suggest both Option 1 and Option 2 should include the re-zoning of 149 High Street (Saunders Block), legally described as Pt RS 5482/5483, as Living 1 zone. This site is effectively a residential site, rather than an active rural site. It is noted the owners of this site are party to the application. A revised Outline Development Plan can be provided which includes this property within the Living 1 zone.

The urban / rural interface

It is considered that the most effective way to achieve separation between the proposed Living 1 zone and the existing Outer Plains zone, in perpetuity, is to provide a 10-metre-wide buffer strip between the zones.

The revised Outline Development Plan (ODP) identifies the location of the buffer strip inside the Living 1 zone, from Leeston Dunsandel Road to High Street. The receiving environment is physically suitable for such a buffer as it is flat in contour and unobstructed by any natural features. It is noted the proposed landscaped environment for Leeston Creek would form a naturalised entrance / exit point to the walking track.

During the Plan Change process there was a strong preference from Selwyn District Council Urban Designers to formalise the Harmans Loop walking track, which is an informal walking track extending around Harmans Road. However, this opportunity did not eventuate following the withdrawal of Lot 2 Deposited Plan 82846 (on the corner of Harmans Road and Leeston Dunsandel Road) from the plan change. The revised ODP provides an opportunity to establish this link whilst providing a definable interface between the proposed Living 1 zone and Outer Plains zone. It is anticipated the buffer strip will be vegetated and will eventually provide a corridor for fauna (such as avian or reptilian) and will provide a degree of amenity at the interface. In the event further urban development occurs on the rural land in the longer-term, the walking

track could be incorporated as a feature within the urban area, rather than creating a redundant buffer area that could result from other setback options.

The revised rules package also provides a 20-metre 'no build' setback from the edge of the Outer Plains zone. This will allow for the creation of larger than average allotments where the Living 1 zone adjoins the Outer Plains zone. The average size of allotments in the Living 1 zone is 650 m², however there will be provision to create allotments which are in the order of 750 – 850 m², to accommodate the 'no build' setback.

To allow for the 20-metre 'no build' setback, the 20-metre-wide primary spine road (between Leeston Dunsandel Road and High Street) has been shifted to the east to accommodate larger residential allotments within the Living 1 zone between the road and the Outer Plains zone. The primary spine road will maintain its alignment with the intersection of High Street and Chapman Street.

Stormwater detention ponds

The Living 1 zone is approximately 26 ha. The required area for the stormwater detention is equivalent to 8% of a residential area. This equates to a stormwater detention area of approximately 2 ha, spread across the site. The combined area of the recreation reserve area and the stormwater pond south of the school site and the pond closer to High Street provide over 8% capacity.

Option 1 indicates the stormwater basin within the Living 1 zone. The size and location of the basin would reduce the overall capacity of the residential zoned land but could contribute to the separation between the Outer Plains zone and the Living 1 zone.

Option 2 indicates the stormwater basin within the Outer Plains zone. The option allows for the residential zone to be used most efficiently and would allow for an increase in separation for the rural / urban interface. In the event that the land between the ODP area and Harmans Road is rezoned at some stage in the future, it would also be possible to expand the stormwater area in this location to provide a single facility to service the wider area.

The location of the respective ponds will contribute to the amenity of the area and further increase the separation of rural and urban activities in this location.

The operative Plan provides matters of discretion at Rule 12.1.4.8 (Township volume) sufficient to manage stormwater disposal for both Option 1 and Option 2 stormwater detention ponds. The indicative location of the stormwater ponds for both Option 1 and Option 2, have been confirmed as practicable by Baseline Group Civil Engineer James Hopkins as well as the Applicants who note that these are the low lying areas within the site.

Provisions for Living 1 zone rural interface

Chapter 12 Living Zone Subdivision

Insert new rule as follows:

- **12.1.7.10 Within the Leeston Outline Development Plan in Appendix XX; any subdivision to create residential allotments adjacent to the Outer Plains zone south of Leeston Dunsandel Road shall be a non-complying activity unless it provides a walkway and landscape buffer (as shown on the ODP) with a minimum width of 10 metres along the boundary with the Outer Plains zone.**
 - a. **Plants within the landscape buffer shall be selected so they reach a maximum of 1.2 m ensuring site lines are retained at densities to provide some buffering from the Outer Plains zone while responding to CPTED principles.**
 - b. **The Council will require a planting plan to be submitted at subdivision stage, prepared by a suitably qualified landscape professional, identifying compliance with the above control.**

Chapter 4 Living zone Buildings

Insert new rule as follows:

- **4.2.4A South of Leeston Dunsandel Road within the Leeston Outline Development Plan in Appendix XX, where the Living 1 zone adjoins the Outer Plains zone, any dwelling or principal building shall be permitted where:**
 - (a) **creation of the walkway and landscape buffer is in accordance with the approved landscape planting plan.**
 - (b) **the new dwelling or principal building is setback 20 metre from the zone boundary.**
- **4.2.5A Any activity which does not comply with Rule 4.2.4A, shall be a discretionary activity.**

Provisions for acoustic fencing

A new Rule and associated matter of discretion are proposed to establish an acoustic fence along the interface between the Cochranes Business zone property and the proposed Living 1 zone. The proposed rule will be in addition to Amendment 6 in notified Plan Change 62, which provides a 2-metre minimum landscape strip.

Chapter 4 Living zone Buildings

Insert new rule as follows:

- **4.2.4B: Where the Living 1 zone adjoins the Business 1 zone within the Leeston Outline Development Plan in Appendix XX, any dwelling or principal building shall be permitted where an acoustic fence to a height no less than 1.8 m above ground level at a mass of 8 – 10kg / m², is erected along any boundary which adjoins the Business 1 zone.**
- **4.2.5B Any activity which does not comply with Rule 4.2.4B, shall be a discretionary activity.**

Rule amendments to PC62

For Option 1 and Option 2, consequential amendments to the notified PC62 rules are shown below. Deleted text in Italics with strike through in **Bold**.

Amendment 1

Amend Planning Maps (Township Volume) to reflect the Living 1 ~~and Living 2~~ zone status of the site.

Amendment 2

Amend Planning Maps (Rural Volume) to reflect the Living 1 ~~and Living 2~~ zone status of the site.

Amendment 7 – Delete amendment seven

~~Amend Rule 4.2.3 as follows:~~

~~Any Fencing in the Living 3 Zone, **and** the Living 2A Zone in Darfield, as identified in Appendix 47, **and the Living 2 Zone in Leeston, as identified on the Leeston Outline Development Plan in Appendix XX, except on any property boundary adjoining a Living 1 Zone** shall be limited to a maximum height of 1.2m, be at least 50% open, and be post and rail, traditional sheep, deer fencing, solid post and rail or post and wire only;~~

~~Except that nothing in the above controls shall preclude:~~

- ~~(i) — the use of other fencing types when located within 10m of the side or rear of the principal building. Such fence types shall not project forward of the line of the front of the building.~~
- ~~(ii) — fencing required by an Outline Development Plan and/or rule in this Plan as a noise barrier.~~

Amendment 8

Amend Rule 4.17.1 – Fences Adjoining Reserves as follows:

All development located within the Living Z zone or the High Street, Southbridge Outline Development Plan area (Appendix 45), **and the Living 1 and 2 zones, as identified on the Leeston Outline Development Plan (Appendix XX)** that shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5 m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2 m in height (which shall be applied to the whole fence in its entirety).

Amendment 10

Insert new rule 12.1.3.21 following Rule 12.1.3.20 as follows:

Leeston

12.1.3.21 In relation to the Living 1 and Living 2 zones in the Leeston Outline Development Plan in Appendix XX, any subdivision is to be in general accordance with the Outline Development Plan and shall comply with any standards referred to in that Outline Development Plan.

Amendment 11

Insert new rule 12.1.3.22 following Rule 12.1.3.21 (proposed above) as follows:

12.1.3.22 In relation to the Living 1 and Living 2 zones in the Leeston Outline Development Plan in Appendix XX, no residential subdivision shall occur after the 80th residential allotment until such time as the Ellesmere Wastewater Treatment Plant has been upgraded and is capable of servicing additional allotments within the ODP.

On behalf of the Application, Baseline Group requests that this correspondence is provided to the Commissioner for his consideration. Should Council or the Commissioner require any further information please do not hesitate to contact the writer on 03 339 0401 or via email mike@blg.nz.

Yours faithfully,

Baseline Group

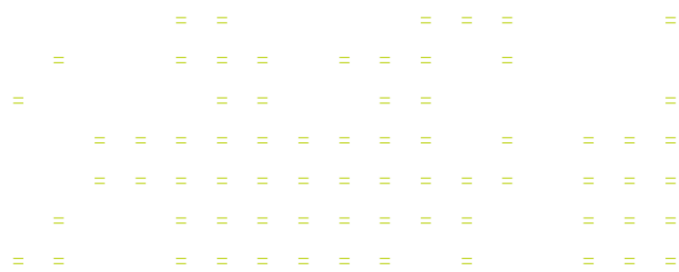


Mike Vincent

Senior Planner

Appendix 1: Revised ODP covering the deferred land only.

Appendix 2: Revised ODP with Stormwater in Outer Plains



Introduction

This Outline Development Plan (ODP) is for the development of approximately 60 ha of land west of Leeston township. The development area is bound by Leeston Dunsandel Road to the north, with one section north of Leeston Dunsandel Road; Spring Place and Ellesmere College / Te Kāreti o Waihora to the east; High Street to the south and Harmans Road to the west.

The ODP has been broken down into four components – Land Use, Transport Network, Green Network and Blue Network.

Land Use

The ODP area provides for residential development in accordance with the Living 1 zone standards.

Movement Network

The movement network will provide connections to the existing roading network, residential areas and Leeston township. The ODP includes primary and secondary roads, as well as walkway and cycleway linkages throughout the ODP area. For the purposes of the ODP, the built standard for the 'Primary Road' will be the equivalent to the Plan standards for a Collector Road or Local-Major Road standards, and a 'Secondary Road' will be the equivalent to the Plan standards for a Local-Major or Local-Intermediate Road.

The ODP provides for an integrated transport network incorporating:

- A primary road following a north to south alignment from Leeston Dunsandel Road to High Street. This primary road will align with Chapman Street;
- Three secondary roads to facilitate circulation around the ODP; and
- Pedestrian, cycle and non-vehicular linkages to encourage alternative modes of transport and to provide connections throughout the ODP site and to Ellesmere College / Te Kāreti o Waihora.

The remaining roading network must be able to accommodate progressive development over time and roading connections must be arranged and aligned in a way that long term connectivity is achieved to provide a safe and efficient roading network and non-vehicular linkages.

Green Network

A minimum of three reserves are required to be established throughout the development area. The reserves could be located as follows:

- Stormwater management areas should be provided with surrounding reserve areas;
- Leeston Creek and its margins are to be vested to Council as reserve. The reserve should run for the entire length of Leeston Creek within the development site and should be provided with walkways along the Creek and a central play area. Any bridge infrastructure over Leeston Creek shall be designed to avoid adverse effects on the flow of the Leeston Creek; and
- A reserve connecting the development block north of Leeston Dunsandel Road with Leeston Dunsandel Road and Leeston Creek reserve.

The reserves can be accessed by road, pedestrian and cycle linkages and private land parcels.

Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be referred to during subdivision design.

Stormwater:

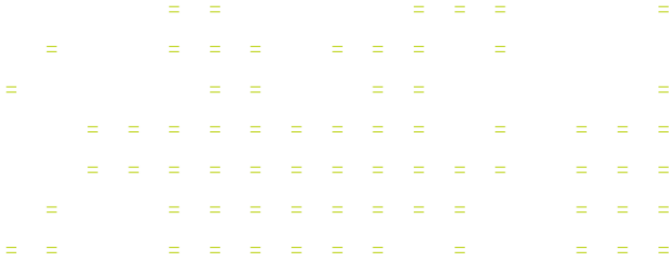
Stormwater management and attenuation areas must be designed by a suitably qualified engineer, so the impact of flooding is not increased. The stormwater management area has been located in the natural low point of the site. The stormwater management area should be connected to the surrounding roads through pedestrian and cycle links and should have sufficient street frontage to allow for passive surveillance, create a sense of openness, and provide a high level of amenity.

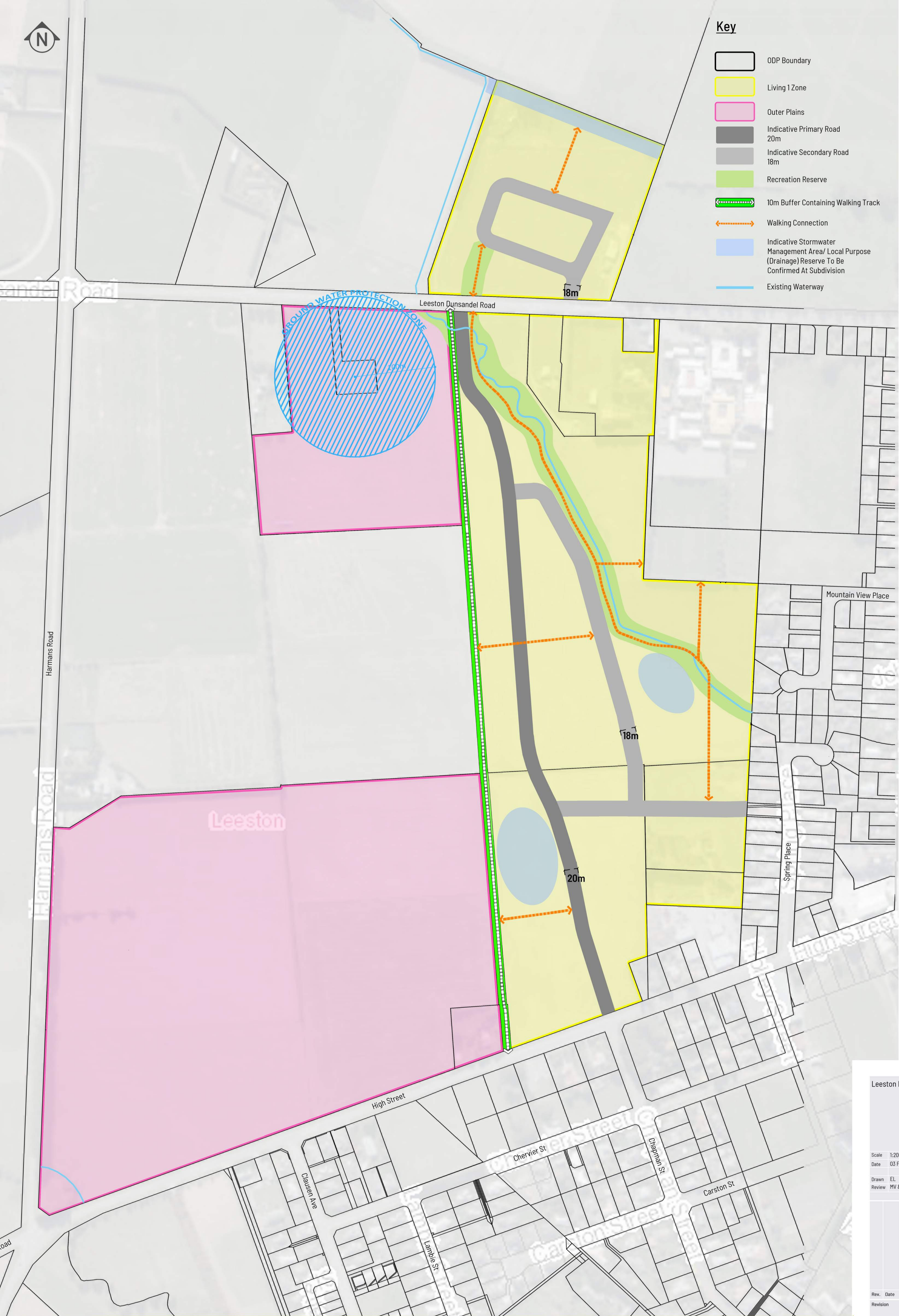
Upgrades to the existing wastewater infrastructure in Leeston will be required to service the site and discharge into the Ellesmere Treatment Plant after the 80th residential allotment to enable future development.

The water reticulation will be an extension of the existing reticulated network. Council owns a utility allotment west of the site which will provide potable water for the future development.

Cultural Values

Development of the site has the potential to effect Te Waihora / Lake Ellesmere, due to increased density and stormwater discharge. Te Waihora / Lake Ellesmere is an area of significance to local Rūnanga, Taumutu. Consultation with Taumutu should be undertaken when developing the site.

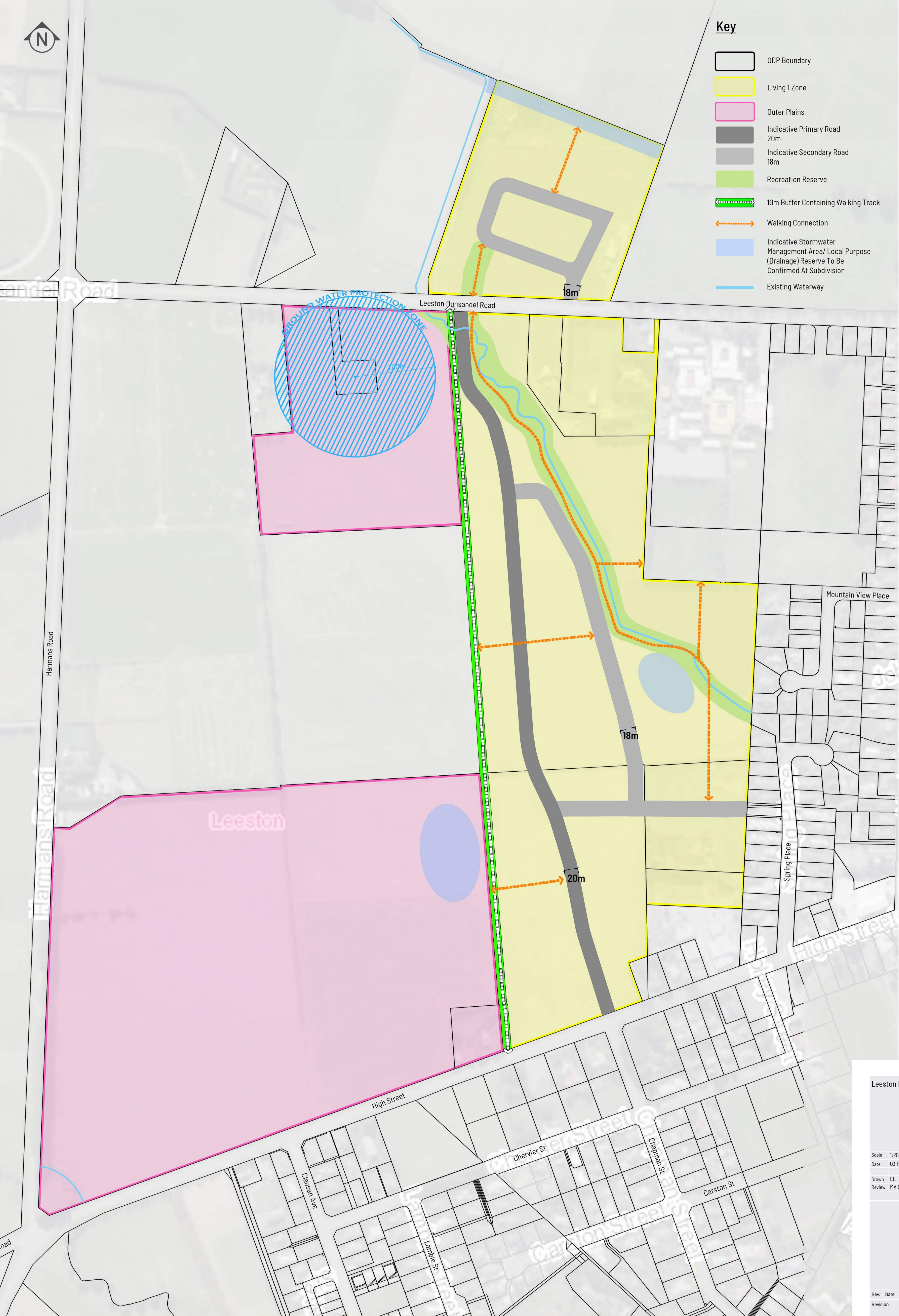




Leeston Plan Change

Scale 1:2000 @A1, 1:4000 @A3
Date 03 Feb 2021
Drawn EL
Review MV & JF

Rev.	Date	Amendment
Revision		
Sheet	1	



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