



10 September 2020

Hearings Commissioners
Selwyn District Council
PO Box 90
Rolleston 7643

Ministry of Education letter to be tabled at the hearing of Plan Change 62 to the Selwyn District Plan

Attention: Tina Van Der Velde

In respect of the submission lodged by the Ministry of Education (“the Ministry”) in relation to Plan Change 62 request to the Selwyn District Plan, the Ministry has chosen not to attend the hearing set for Tuesday 15th and Wednesday 16th September. We request that this letter be tabled for the Hearing Panel’s consideration in lieu of attendance.

The plan change request by D Marshall, L Martin and A Formosa, M and T Saunders, B Hammett and J and S Howson seeks to rezone approximately 60 ha of land at Leeston to allow for residential development (approximately 410 residential sites). The Section 42A report and the evidence of the applicant has been received and read and taken into consideration.

The Ministry’s submission was neutral on the proposed Plan Change at the stage of submission but raised the following matters

1. The capacity of the existing school rolls.
2. The potential traffic effects including the safety of students walking and cycling to and from school and being dropped off and picked up.
3. The potential adverse flooding effects arising from the proposed Plan Change, particularly as the Ellesmere College site currently experiences flooding from time to time.

In respect of the first matter the Ministry is satisfied the existing schools have the capacity to accommodate future growth in their rolls.

The Ministry has also undertaken a review of the traffic assessment and stormwater servicing provided by the applicant and also held discussions on the above matters with the applicant on 24th August 2020.

In terms of traffic, the Ministry is satisfied that the traffic generated by the development can be accommodated on the adjacent roading network without change or improvements to the roading network. The Ministry generally supports the proposed pedestrian/cycle links to the school site shown on the development plan provided there is ongoing engagement with the applicant regarding the exact location of these links.

In terms of stormwater, the Ministry notes the following:

- The Ministry understands that the Council will be completing works that will reduce the risk of flooding to the school from the north and part of the plan change area will be utilised to enable this.
- Retention of any overland flow paths that originate from Ellesmere College towards Leeston Stream over the plan change site are critical to school site being able to drain any stormwater flow into the stream. It is expected this will be analysed in any stormwater discharge consent application required by Environment Canterbury in respect of the Plan Change site.



- Any earthworks in the proposed plan change area should be undertaken in such a way that it does not increase the flood risk to Ellesmere College and as such should be graded away from the school boundary.

Overall, the Ministry are satisfied that the stormwater improvements as part of the plan change will reduce the flood risk to the school and that any additional issues can be addressed as part of a stormwater discharge consent in respect of the Plan change area.

To this end, the Ministry also supports the inclusion of Rule 12.1.4.106 as recommended by the s42A planners report as shown below;

Leeston

12.1.4.106 In relation to the Living 1 and Living 2 zones in the Leeston Outline Development Plan in Appendix XX:

- a) Whether the subdivision of land or subsequent use of the land is likely to cause or exacerbate potential risk to people or damage to property; and
- b) Any measures proposed to mitigate the effects of a potential natural hazard, including;
 - i. Building platforms within each allotment, of sufficient size to accommodate a dwelling and associated curtilage; and
 - ii. The filling (with inert hardfill) of any low lying area; and
 - iii. Proposed methods and locations for flood offset areas; and
- c) How adequate and appropriate any such mitigation measures may be, and the mechanisms to secure any such measures.

In summary, the Ministry wishes the above matters to be taken into consideration by the Commissioners.

The Ministry appreciates the opportunity to be involved in the plan change process, in the interests of effectively managing education property owned by the Crown.

Should you have any queries please contact myself as the Planning agent to the Ministry in this matter in the first instance.



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