

## Private Plan Change Request

### Leeston Dunsandel Road, Harmans Road and High Street, Leeston



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#### CLIENT

Holly Farm

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#### ADDRESS

Leeston Dunsandel Road,  
Harmans Road and High Street,  
Leeston

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#### REFERENCE

6129

# Report Information

Reference:	6129
Title:	Private Plan Change Request
Client:	Holly Farm
Filename:	6129-PLN-APP-01-Plan Change
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Date:	21/08/2019
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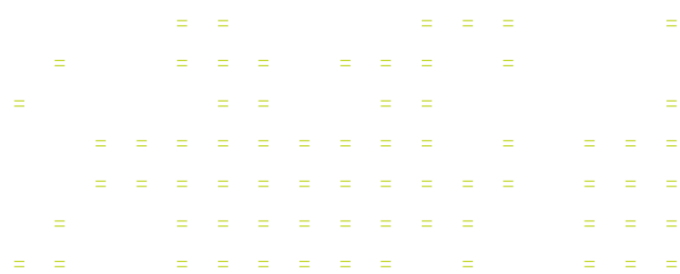
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## REQUEST TO CHANGE THE SELWYN DISTRICT PLAN UNDER CLAUSE 21 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991

**Request by:** D Marshall, L Martin & A Formosa, M & T Saunders, B Hammett and J & S Howson  
C/- Baseline Group CLS Limited  
PO Box 8177, Riccarton, Christchurch, 8440  
Attn: Adrienne Tisch

**To:** Selwyn District Council  
**Involving the:** Selwyn District Plan

**Site Address:** Leeston Dunsandel Road, Harmans Road and High Street, Leeston.

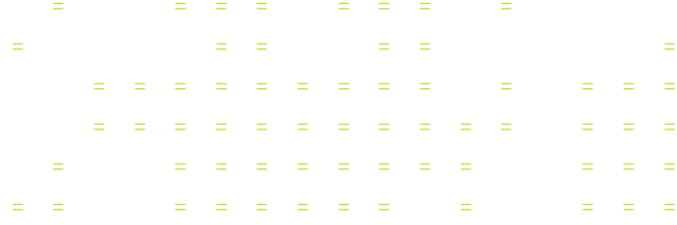
### The landowners and allotments to which the request relates:

Owner(s)	Address	Legal Description	Record of Title	Land Area (ha)
L Martin & A Formosa	85 Leeston Dunsandel Road	Lot 1 DP 9138	CB418/133	0.8093
D Marshall	Leeston Dunsandel Road	Lot 3 DP 82846	CB47D/695	20.00
J & S Howson	60 Leeston Dunsandel Road	Lot 2 DP 365379	264986	5.4440
B Hammett	45 Leeston Dunsandel Road	Lot 4 DP 82846	CB47D/696	0.6011
S Farrant	33-35 Leeston Dunsandel Road	Lot 2 DP 421172	574790	1.4757
T Anderson	31 Leeston Dunsandel Road	Lot 1 DP 451172	574789	0.1572
Cochranes of Canterbury	125a High Street	Lot 2 DP 319397	76388	2.23
D Marshall	High Street	Lot 1 DP 82846	CB47D/693	29.5500
M & T Saunders	149 High Street	Pt RSs 5482 & 5483	CB368/10	0.4047
Total				60.672

**The Plan Change Request** seeks to rezone the subject site from Living 1 (deferred) zone, Living 2 (deferred) zone and Outer Plains zone to Living 1 zone and Living 2 zone in accordance with the Outline Development Plan in Appendix 2.

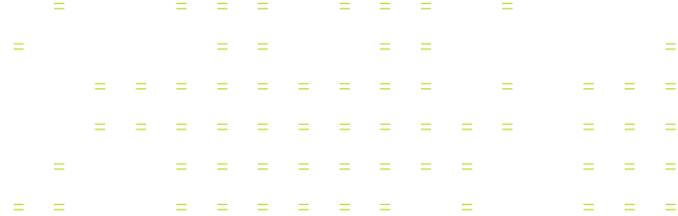
**The Plan Change Request** has been made under section 72(1), section 32, and the First Schedule of the Resource Management Act 1991.

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## 1.0 Overview

D Marshall, L Martin & A Formosa, M & T Saunders, B Hammett and J & S Howson (“the applicants”) apply for a Private Plan Change Request (“Plan Change”) to the Selwyn District Council (“Council”) pursuant to Section 21 of Schedule 1 of the Resource Management Act 1991 (“the Act”), to rezone approximately 60 ha of land west of Leeston township from Living 1 (deferred), Living 2 (deferred) and Outer Plains to 42 ha of Living 1 and 19 ha to Living 2.

The area subject to the Plan Change is bound by High Street to the south, Harmans Road to the west, Leeston Dunsandel Road to the north and residential activity to the east. A 5.4 ha land parcel lies north of Leeston Dunsandel Road. The land subject to the Plan Change will be referred to as “the site”.

This request has been made under Section 21 of Schedule 1 and has taken into account the matters listed in Section 74 of the Act.

This Plan Change has been made in accordance with Section 22 of Schedule 1 and outlines the purpose of, and reasons for, the Plan Change and an evaluation report prepared in accordance with Section 32 of the Act. Where environmental effects are anticipated as a result of implementing the Plan Change, they have been described in this report.

The Plan Change is considered to be an appropriate method to lift the deferral over the Living 1 (deferred) and Living 2 (deferred), and to rezone the site to enable residential development. It is considered to be consistent with the objectives and policies of the Selwyn District Plan (“the Plan”), Canterbury Regional Policy Statement (“the CRPS”) and Part 2 of the Act.

### 1.1 Description of the Site and Surrounding Area

Leeston township is approximately 40 km south west of Christchurch, and 20 km from Lincoln in the same direction. The township is surrounded by rural land and is approximately 6 km west of the shore of Lake Ellesmere /Te Waihora. Leeston is located between Christchurch and Rakaia and services surrounding towns such as Doyleston and Southbridge.

The site is located west of the existing urban form of Leeston and is bound by Leeston Dunsandel Road to the north, with a small area lying north of this road; Ellesmere College/ Te Kāreti o Waihora and residential development to the east; High Street to the south and Harmans Road to the west. The site has an area of 60.622 ha, is held in nine Records of Title and owned by eight parties, as listed previously in this report. The Records of Title are attached as Appendix 1.

The site is predominately flat, with minor topographic relief. The majority of the site has historically been used for agricultural purposes (grazing and cropping) and rural-residential purposes. The site is held in separate ownership and contains seven dwellings located throughout the site as well as multiple accessory buildings. Ellesmere College/ Te Kāreti o Waihora is a co-education secondary school (Year 7 to Year 13) with a student roll of 570 in 2019<sup>1</sup>. It is the only secondary school in Leeston, and services the wider Leeston and Selwyn area. The enrolment zone extends Rakaia River in the south to the Selwyn River in the north, and inland approximately 10 km north of State Highway 1<sup>2</sup>.

The site adjoins the Living 1 zone west of Market Street, and dwellings accessed via Spring Place and Mountain View Place. An existing vacant allotment on Spring Place will form part of the ODP as a roading connection.

<sup>1</sup> Education Counts. (2019). *Ellesmere College – Student Population*. Accessed 19/06/2019. <https://www.educationcounts.govt.nz/find-school/school/population/year?district=62&region=13&school=349>

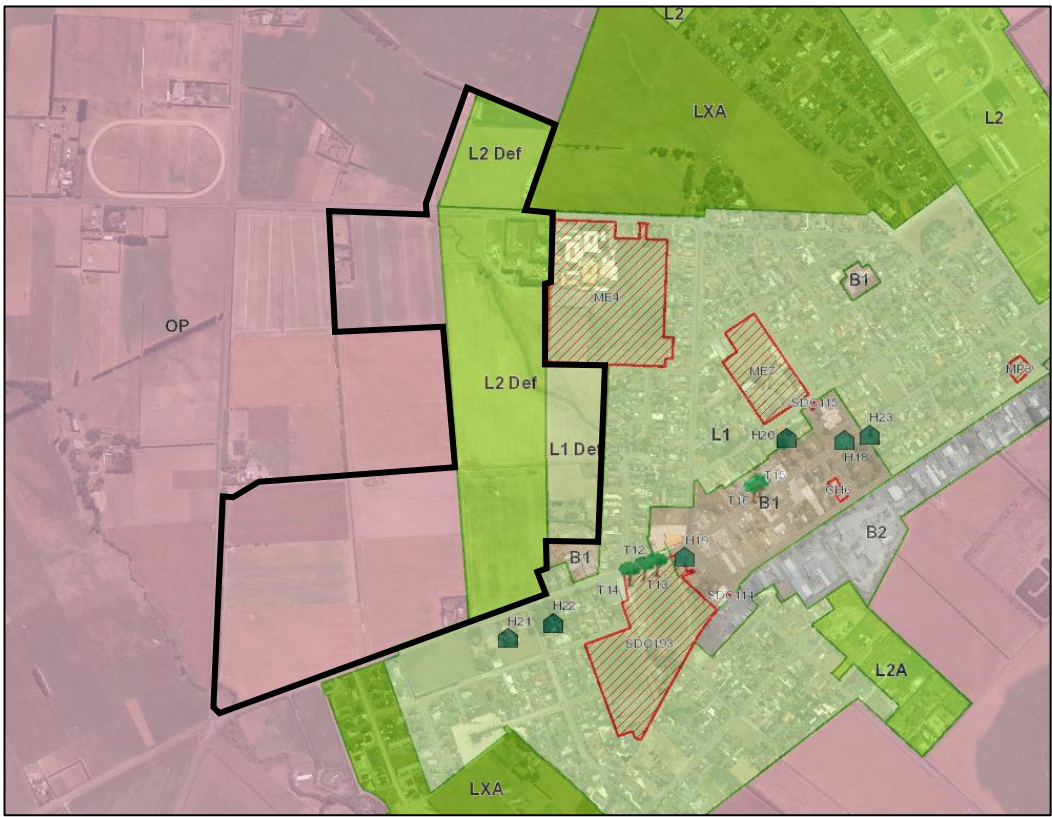
<sup>2</sup> Te Kete Iputangi. *Ministry of Education’s School Finder Service*. Accessed 19/06/2019. <https://nzschools.tki.org.nz/>



Leeston Creek runs northwest to southeast from Killinchy, through the site and between the Spring Place and Mountain View Place cul-de-sac heads. It then runs through the Market Street culvert to High Street. Leeston Creek often floods upstream of the Market Street Culvert in high rainfall and flood events as the Market Street culvert is undersized for the flows in these events<sup>3</sup>. This is the main reason for deferring development on the Living 1 and Living 2 zones.

Birdlings Brook is a stream that runs from Killinchy to Waitatari/ Harts Creek and then into Te Waihora/ Lake Ellesmere. Birdlings Brooks runs through the southwest corner of the site near the intersection of High Street and Harmans Road. A public walkway “Marshall’s on Birdlings Brook” and associated planting has been provided along the banks of Birdlings Brook within the site. The walkway connects Harmans Road and High Street.

The site is shown in Figure 1, below.

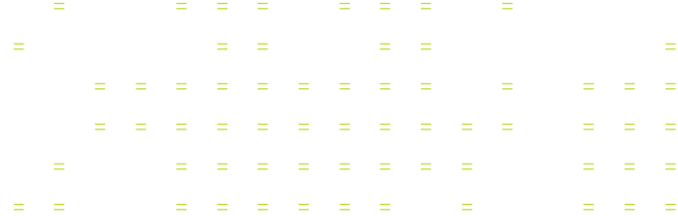


**Figure 1: Site and Surrounds, with the site identified with a black outline**

Leeston Dunsandel Road runs from Dunsandel township to Leeston township and turns into Market Street at the intersection of Leeston Dunsandel Road and Pound Road. Leeston Dunsandel Road is classified as an Arterial road under the Plan from Irvines Street (in Dunsandel) to Market Street (in Leeston). The eastbound speed limit reduces from 100 km/hr to 50 km/hr at the north west corner of 33 Leeston Dunsandel Road, approximately 100 m west of a vehicle entrance to Ellesmere College/ Te Kāreti o Waihora. A traffic calming measure is located where the speed limit changes.

Harmans Road runs from Caldwells Road, northeast of Doyleston, to the southwest corner of the site and terminates at the intersection of Harmans Road, Feredays Road and High Street. Harmans Road is classified as a local road in the Plan and has a speed limit of 100 km/hr where it adjoins the site.

<sup>3</sup> Selwyn District Plan Township Volume. (2016). Policy B4.3.54 Explanation and Reasons.



Leeston Road turns into High Street at the 'T' intersection with Manse Road. High Street runs through the centre of Leeston township and along the commercial and retail strip and changes to Feredays Road at the intersection of Harmans Road, Feredays Road and Southbridge Leeston Road. High Street has a speed limit of 50 km/hr through Leeston township and increases to 100 km/hr approximately 130 m west of the intersection of High Street and Clausen Avenue.

The original intention of the Plan Change was to include Lot 2 DP 82846 (56 Harmans Road), however this allotment is no longer included in the Plan Change. The current owner of this allotment has been invited to participate in the Plan Change, as including this allotment is seen as best practise for re-zoning. However, they do not wish to participate in the Plan Change. Likewise, the owners of Lot 1 DP 451172 Lot 2 DP 451172 and Lot 2 DP 319397 (125A High Street) were invited to participate but did not wish to be included in the Plan Change. A number of technical reports were completed when 56 Harmans Road was included in the Plan Change, and these reports have been unaltered where the removal of this allotment makes no material difference to the overall assessments as they relate to the remainder of the site.

The Plan Change seeks to lift the deferral on Lot 1 DP 451172 (31 Leeston Dunsandel Road), Lot 2 DP 451172 (33 – 35 Leeston Dunsandel Road) and Lot 2 DP 319397 (125a High Street) but does not seek to rezone the land. While in an ideal situation this area of land would be zoned Living 1 to be consistent with the Plan Change, the land owners did not wish to be included in the Plan Change. Leaving the deferral on this land is not seen to be appropriate in this case and it is considered to be more appropriate to lift the deferral and retain the Living 2 zoning. This is seen to be the best alternative going forward than to leave these land parcels with a deferred zoning.

## 1.2 Purpose of the Private Plan Change Request

The purpose of this Private Plan Change Request is to lift the existing deferral on the Living 1 (deferred) and Living 2 (deferred) zones on the western edge of Leeston, and rezone approximately 60 ha of land from the current zoning of Living 1 (deferred), Living 2 (deferred) and Outer Plains, to Living 1 and Living 2 zones.

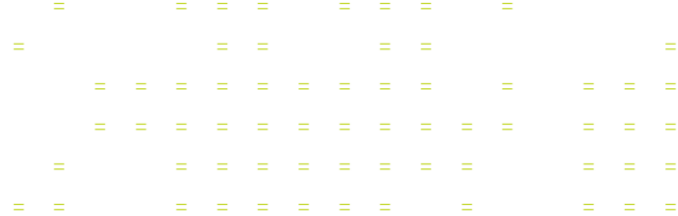
The Plan Change site is made up of 5.3 ha of Living 1 (deferred); 22.8 ha of Living 2 (deferred); and 31.2 ha of Outer Plains zoned land. The following changes are proposed:

- Lift the deferral on 5.3 ha of Living 1 (deferred) to be Living 1;
- Lift the deferral on 1.6 ha of Living 2 (deferred) to be Living 2;
- Rezone 22.8 ha of Living 2 (deferred) to be Living 1;
- Rezone 13.9 ha of Outer Plains to Living 1; and
- Rezone 17.3 ha of Outer Plains to Living 2.

The Plan Change seeks to amend the Plan and insert an Outline Development Plan ("ODP") with site specific requirements to facilitate the future development of approximately 410 allotments, made up of 380 Living 1 and 30 Living 2 zoned allotments. The ODP is attached to this application as Appendix 2. The Plan Change seeks to use the existing Living 1 and Living 2 density requirements, being 650 m<sup>2</sup> for Living 1 and 5,000 m<sup>2</sup> for Living 2.

Uplifting the deferral and rezoning the application site is considered to reflect a sustainable and efficient use of the site for the growth of future generations and to provide additional housing opportunities within Leeston Township. The ODP will provide guidance and requirements to implement the Leeston North Stormwater Bypass and stormwater management to ensure development of the site does not increase the existing stormwater issues in Leeston.





## 1.3 Reason for the Private Plan Change Request

### Growth

Selwyn District was the fastest growing district in New Zealand until 2018<sup>4</sup>. Council's 2031 – District Development Strategy, predicts growth in Leeston to increase by 49% by the year 2031. By 2031, Leeston will have a population of 3,402 and require the number of households to increase from 813 to 1,215. The Ellesmere Area Plan has calculated the area of undeveloped residential zoned land can accommodate a further 953 residential allotments, and no new greenfield areas need to be re-zoned by Council to accommodate the projected growth. The Ellesmere Area Plan does however note areas suitable for rezoning and greenfield development.

Nevertheless, the Plan Change is seen as providing land for development for future generations beyond 2031. The Plan Change will require any future development to be in general accordance with the ODP and implement stormwater management prior to any development of the site, reducing the risk of ad-hoc development and ensuring stormwater is appropriately managed.

Leeston has been identified as being an important service township, key activity centre and a projected growth area in the Ellesmere Area Plan. The development of the Plan Change site will encourage development, financial investment, employment during construction and additional residents and rate payers to Leeston. The Living 1 (deferred) and Living 2 (deferred) zone has been identified by the Council as part of the preferred and potential growth options for Leeston (once stormwater issues are resolved). The Outer Plains zoned area of the site is identified for possible future development in the Ellesmere Area Plan.

### Urban Form

Rezoning the site to Living 1 and Living 2 is seen as a natural progression and extension of the residential zones in the Leeston township and will enable efficient and sustainable residential activities to be established in this area without significant loss of the rural land resource. Extending the Living 1 and Living 2 zones will provide a range of residential living environments in this area, adjacent to the existing residential areas on Spring Place, Mountain View Place and south of High Street.

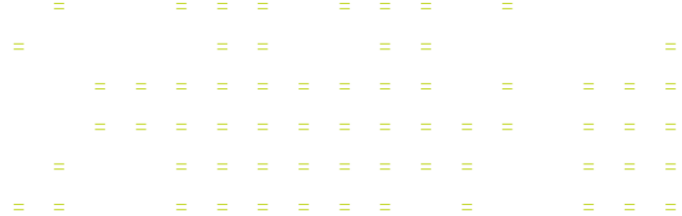
Rezoning the site will assist in providing a compact township form, in an area as that has been shown to be able to be serviced by connections to road infrastructure, potable water, sewage, stormwater, telecommunications and electricity. In addition, the zone's location will enable its residents to take advantage of nearby community facilities, employment opportunities, social interaction, schooling and other public services.

### Case Law

The Environment Court Case *Operation Homer Ltd v Selwyn District Council* [C100/2007] concluded that significantly out-of-zone development should be subject to a rezoning proposal rather than a non-complying resource consent. Therefore, the Plan Change is considered to be more appropriate than a significant non-complying subdivision.

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<sup>4</sup> Selwyn District Council, *Selwyn's Potential Growth Path up to 2048*, accessed 19/06/2019, <https://www.selwyn.govt.nz/property-and-building/planning/population>



## 2.0 Key Features of the Plan Change

### 2.1 Density

It is proposed to change the zoning of the site from the current Living 1 (deferred), Living 2 (deferred) and Outer Plains to Living 1 and Living 2, creating average densities of 650 m<sup>2</sup> in the proposed Living 1 zone and 5,000 m<sup>2</sup> in the proposed Living 2 zone. The ODP includes specific guidance in terms of transport, reserves and stormwater networks. If implemented, the site could accommodate approximately 410 allotments, comprised of 380 Living 1 allotments and 30 Living 2 allotments.

The proposed re-zoning will align with the existing Living 1 and Living XA zones opposite the site, south of High Street. The alignment of the living zones on High Street will provide a more defined entrance and exit to the Leeston township when traveling along High Street.

### 2.2 Outline Development Plan

The ODP is an essential component of the Plan Change and has been prepared to provide guidance for the future development of the site. The ODP is attached in Appendix 2 and consists of five plans and associated text. The five plans show indicative transport, landuse, reserve and stormwater networks as well an overall plan.

The ODP also shows an indicative roading layout and reserve locations to guide any future development of the site. As is normally the case, the final design of the development including the precise layout of the lots will be determined at the time of subdivision. However, any future subdivision of the site is required to be generally in accordance with the ODP.

The ODP will require the section of the Leeston Creek that runs through the site to be vested to Council as reserve, providing a high level of amenity for residents.

The ODP indicates levels of service provided by the various roads and access ways, the proposed zoning for the entire area, existing features of importance and matters such as relevant servicing infrastructure, stormwater treatment areas and pedestrian ways and cycle ways.

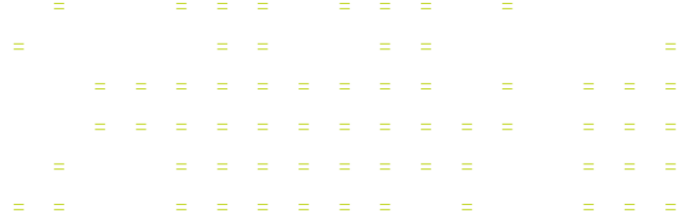
### 2.3 Stormwater

The ODP outlines blue networks for stormwater management. A section along the northern boundary of Lot 2 DP 365379 (60 Leeston-Dunsandel Road) will be set aside for stormwater management required for the Leeston North Stormwater Bypass. This area will connect with the 'Martin' block and will divert stormwater from the Leeston Creek around Leeston rather than through Leeston.

A stormwater basin will be required for the stormwater from new residential development, an area for this has been shown on the ODP as being in the naturally low-lying area of the site. Additional stormwater management within the Leeston Creek has been indicated i.e. stormwater ponds. Specific calculations will be required at the time of subdivision to ensure the flow of the Leeston Creek will be less than pre-development rates.

### 2.4 Urban Design

The New Zealand Urban Design Protocol (2005) identifies seven essential design qualities that can act as guiding considerations in the structure planning process. These are referred to as the seven Cs and are assessed as follows.



## Context – seeing buildings, places and spaces as part of whole towns and cities

The ODP shows that the development in west Leeston can be a coherent development, which provides a natural extension of the township. Development within the ODP area can provide for allotments sufficient in size and orientation to be recognised as an appropriate neighbourhood within Leeston. The reserves and cycle/pedestrian links will provide connections throughout the site and to the existing township.

## Character – reflecting and enhancing the distinctive character, heritage and identity of our urban environment

While a portion of the site is outside of the existing township urban boundaries, as defined in the Ellesmere Area Plan, the Plan Change provides Living 1 and Living 2 densities to continue the urban form of Leeston. The low density component of the plan change area (proposed Living 2 zone) will create its own distinctive character through the establishment of open sites with extensive space for gardens and landscaping. The proposed Living 1 zone could provide generous residential allotments which complement the existing form and character of Leeston.

## Choice – ensuring diversity and choice for people

The ODP provides for greater housing choice within Leeston township whereby sections of both Living 1 and 2 zones will be available for uptake west of the existing township. There will be good access to open spaces for all future residents provided by the reserve areas shown on the ODP and ample road and pedestrian access to these spaces. The green network provides an abundance of amenity and utility for residents to use and enjoy. The development will avoid future development occurring on an ad-hoc basis without the certainty of infrastructure and a confirmed growth pattern for the township.

## Connections – enhancing how different networks link together for people

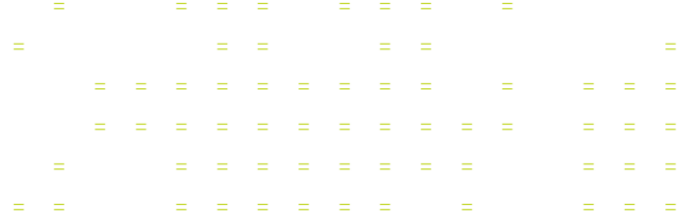
Roading connections are indicated on the ODP as being from Leeston Dunsandel Road, Spring Place, High Street and Harmans Road. These roading links, particularly with Spring Place, will provide connection through to the existing roading network and the township centre. The pedestrian and cycle links will provide connections to the reserves, roading network, and Ellesmere College/ Te Kāreti o Waihora. Future roading connections will be required through the ODP, providing connectivity for future development adjoining the site.

## Creativity – encouraging innovative and imaginative solutions

It is anticipated that the future landowners will express their creativity through their individual requirements of house design. The plan change does not seek to limit such creativity beyond the existing provisions within the Plan.

## Custodianship – ensuring design is environmentally sustainable, safe and healthy

The development will enhance the built environment by integrating with the existing pattern of development along High Street and adjoining Spring Place, whilst providing enhanced amenity through the natural features of the site including Leeston Creek, Birdlings Brook and connections to the township. The ODP will provide stormwater management guidance to ensure any future development does not exacerbate the flooding issues in Leeston.



Collaboration - communicating and sharing knowledge across sectors, professions and with communities.

This Plan Change has been prepared based on the applicant’s knowledge of the site and discussions with Council.

Wider consultation has not been undertaken as the site is anticipated for residential development through the Living 1 (deferred) and Living 2 (deferred) zones. The Outer Plains area has been noted in the Ellesmere Area Plan for potential future development. Extensive consultation on the Ellesmere Area Plan has already been undertaken, and replicating this process is unhelpful.

## 2.5 Transport

A Transport Assessment has been prepared by Carriageway Consulting and is attached in Appendix 3. The Transport Assessment discusses the existing roading network; the potential increase in vehicle movements; and future compliance with the relevant transport rules of the Plan. It concludes the additional traffic and vehicle movements can be accommodated by the existing roading network and no upgrades are required to accommodate these.

Two roading connections are proposed onto High Street. The first forming an intersection with High Street and Chapman Street and providing a spine that runs directly through the site to Leeston-Dunsandel Road. The second access is proposed to form an intersection with High Street and Clausen Avenue. These indicative roads will provide north to south primary routes through the site.

An additional primary route will run east to west from Spring Place to Harmans Road. Secondary roads will provide connection between the north to south road and the east to west road and enable access to the land parcel north of Leeston Dunsandel Road.

Three future roading connections have been shown on the ODP to provide access to adjoining land that does not form part of the Plan Change. Two of these connect to 56 Harmans Road along this properties southern and eastern boundaries. A third future connection is indicated to provide a link to the land zoned Living XA and known as the ‘Martin’ block north of Leeston-Dunsandel Road.

Pedestrian and cycle links will provide access and linkages within the site, to Ellesmere College/ Te Kāreti o Waihora and to the town centre.

The Transport Assessment notes the speed limit is 100 km/hr along Harmans Road, part of Leeston-Dunsandel Road and High Street. The common trigger to reduce speed limits is development. Therefore, when development occurs the speed limit on Leeston-Dunsandel Road and High Street could be reduced to 50 km/hr west of Harmans Road. It is noted this is not a matter that can form part of the Plan Change and is not administered by the Act.

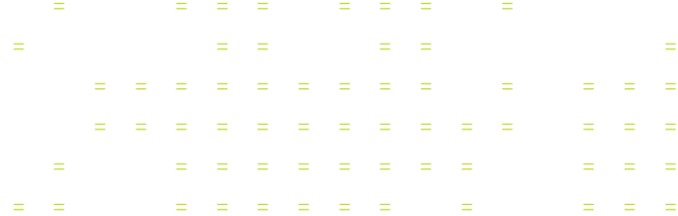
Overall, subject to the 100 km/hr speed limits being reduced (which could be achieved at subdivision stage), it is highly likely the Plan Change can be supported from a transportation perspective.

## 2.6 Services

A Servicing Report has been prepared by Baseline Group and is attached as Appendix 4. The Servicing Report identifies options for potable water supply, wastewater disposal, stormwater management, and confirmation of adequate telecommunications and power connections. The report concludes the site can be appropriately serviced by way of extending the existing service connections.

### Wastewater

The Ellesmere Treatment Plant and reticulated wastewater services Leeston township. The site can be serviced by connections to the reticulated wastewater either by a gravity network to a central pump station or low pressure



systems on-site. Either options would sufficiently accommodate wastewater from the development of the site and discharge would be into the Ellesmere Wastewater Treatment Plant. As the site is not currently serviced, and existing pipe networks terminate prior to the site, the pipe network would need to be extended to supply the site.

## Stormwater

Stormwater has been specifically discussed above in section 2.3.

## Potable Water

Three existing wells supply Leeston with potable water supply; two on Gallipoli Street and one on Leeston and Lake Road. Council have advised the existing pump and pipe network does not have capacity to service future development of the site. In order to supply the site with potable water, Council purchased a utility allotment within the site and are in the process of installing a bore for potable water supply<sup>5</sup>. The utility allotment will supply the site with potable water and has been noted on the ODP as a utility allotment. A 100 m groundwater protection zone has also been shown on the ODP. Future allotments will be connected to Council's reticulated wastewater network; therefore, the groundwater protection zone will not be affected by development of the site.

## Electricity and Telecommunications

Orion and Chorus NZ Ltd have confirm the site can be serviced with reticulated power and telecommunications from the existing networks. Details of connections can be confirmed at the time of subdivision. Confirmation letters are included in the Servicing Report.

## 2.7 Yield

The Plan Change, if implemented, could yield approximately 410 allotments (380 Living 1 allotments and 30 Living 2 allotments).

## 2.8 Geotechnical Considerations

A Geotechnical Investigation Report has been prepared by Soil and Rock Consultants and is attached as Appendix 5. The report concludes that the ground is suitable for subdivision, however further geotechnical investigation will be required at the subdivision stage to confirm Technical Categories of the site. The further investigation could provide recommended conditions or consent notices regarding the building foundations or site-specific geotechnical matters. It is considered a consent notice or conditions of consent relating to building foundations can be appropriately managed at subdivision stage.

## 2.9 Flood Hazards

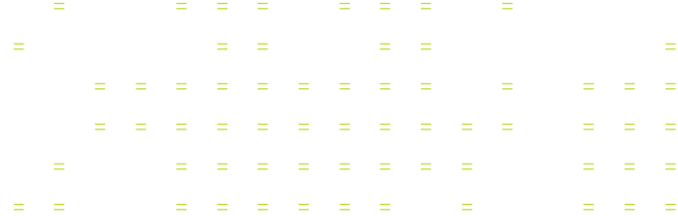
The site is not identified within a flood hazard area under the Plan; however, flooding is a known issue in Leeston. A Flood Risk Report has been obtained from Environment Canterbury ("ECan") and is attached as Appendix 6. The report shows how the site behaved during significant flooding events starting from 1986 to 2013. The LiDAR map indicates the elevation of the site ranges from 20.5 – 24 m above mean sea level from the southeast corner to the northwest corner respectively, with a small portion of the site being 24 – 24.5 m above mean sea level in the west of the site along Harmans Road. The flood hazards on the site arise from flooding of the Leeston Creek. As discussed

<sup>5</sup> Meeting with Selwyn District Council Staff; Jocelyn Lewes, Murray England, Andrew Mazey, Mark Rykers and Rachael Carrutgers. July 2019.









### 3.4 Chapter 4 Living Zone Buildings

#### Amendment 5

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 6

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).

### 3.5 Chapter 12 Living Zone Subdivision

#### Amendment 7

Delete references to Living 1(Deferred) and Living 2 (Deferred) in Table C12.1 as follows:

Township	Zone	Average Allotment Size Not Less Than
Leeston	Living 1	650 m <sup>2</sup>
	<del>Living 1(Deferred)</del>	<del>4ha until deferral lifted, then 650 m<sup>2</sup></del>
	Living 2	5,000 m <sup>2</sup>
	<del>Living 2(Deferred)</del>	<del>4 ha until deferment lifted, then 5,000 m<sup>2</sup></del>

#### Amendment 8

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.**



## 4.0 Statutory Framework

Section 73(2) of the Act enables any person to request a change to a district plan. Changes are required to be undertaken in the manner set out in Schedule 1 of the Act. This Plan Change has been prepared in accordance with Schedule 1.

Section 74 and 75 set out the matters which must be considered when undertaking a plan change. Before a plan change can be incorporated into a district plan, the following matters must be considered and are assessed below:

- *The functions of a territorial authority under section 31;*
- *The provisions of Part 2;*
- *An evaluation report prepared in accordance with section 32;*
- *Consistency with other District Plan Provisions*
- *Any regional policy statement or regional plan;*
- *Any management plans and strategies including iwi management plans;*
- *Any national policy statement, coastal policy statement and national planning standard.*

## 4.1 Functions of Section 31

Section 31 of the Act outlines the functions of a territorial authority for the purpose of giving effects to the Act. The following functions are considered relevant when considering the Plan Change Request:

- (a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:
- (b) the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of—
  - (i) the avoidance or mitigation of natural hazards; and
  - (ii) [Repealed]
  - (iia) the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land:
  - (iii) the maintenance of indigenous biological diversity:
- (d) the control of the emission of noise and the mitigation of the effects of noise
- (e) the control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes

The Plan Change request includes an assessment of the objectives and policies in the Plan in Appendix 10. The proposed ODP will enable development controls to provide integrated management of the natural and physical resources on the site and provide direction regarding stormwater management, roading and pedestrian and cycle linkages.

The Plan Change site is currently zoned Living 1 (deferred), Living 2 (deferred) and Outer Plains. The Plan Change request seeks to lift the deferral of the Living 1 (deferred) and Living 2 (deferred) zones, and rezone the existing Living 2 (deferred) zone to Living 1 zone, as well as extend the Living 1 zone in the south of the site to be in line with the Living XA Zone on the south side of High Street. The Plan Change also seeks to re-zone part of the existing Outer Plains zone to the Living 2 zone. The surrounding area west of the site is currently zoned Outer Plains. The Living 1 zone adjoining the Outer Plains zone will be consistent with the surrounding Leeston Area; the Living XA zone south of the site directly adjoins the Outer Plains zone and the site north east of the site zoned Living XA and adjoins the Outer Plains zone.

Through the ODP, any future development of the site will be integrated with the surrounding residential environment in Leeston and an efficient use of land identified for future development. Therefore, the Plan Change is consistent with Section 31(a) of the Act.

The proposed ODP will provide guidance with regards to movement networks, roading, servicing requirements and stormwater management and any future subdivision will be required to be in general accordance with the ODP. Therefore, it is considered that any effects of any future subdivision (as a result of the Plan Change) would be able to be appropriately avoided, remedied or mitigated at the time of subdivision through conditions of consent. At the time of this Plan Change, future subdivision would be assessed as a restricted discretionary activity if all of the activity standards were met. Therefore, matters of discretion can be assessed and effects mitigated appropriately. Restricted discretionary activity status is the lowest threshold of subdivision in the Plan as provision has not been made for controlled subdivision, except subdivision for creating access, reserve or utility allotments.

The site is not identified as being within any natural hazard overlays. The ODP will provide guidance for the future subdivision of the site with regards to stormwater management, reducing the risk of flooding and mitigating effects.

The PSI undertaken concludes there is evidence of HAIL activities having been undertaken on the site previously. The activities include contractors’ yard, farm pit and pre 1940s buildings and are noted in Figure 3 of the PSI. Due to HAIL activities being on the site, a DSI will be required at the time of subdivision. The presence of HAIL activities on the site is not considered to preclude the Plan Change.

The ODP will require Leeston Creek to be vested to Council as reserve. The reserve will provide a high level of amenity for residents. Birdlings Brook runs through the southwest portion of the site near the intersection of High Street and Harmans Road and a public walkway has been created and planted along the north eastern side of Birdlings Brook. The ODP will require future subdivision of the site to vest the reserve area identified on the ODP to Council.

An assessment of the noise and reverse sensitivity effects has been undertaken in the Assessment of Environmental Effects.

## 4.2 Part 2 Matters, Purpose and Principles

Part 2 of the Act sets out the purpose and principles of the Act. Each section of Part 2 is assessed as follows:

### Section 5 - Purpose

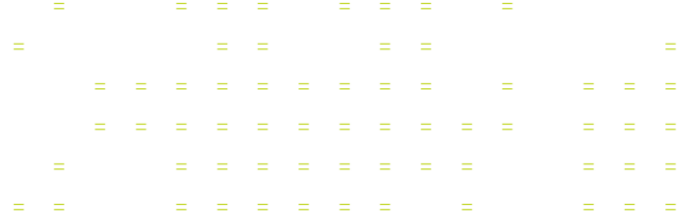
Section 5(1) states the purpose of the Act is to promote the sustainable management of natural and physical resources. Section 5(2) further defines sustainable management as follows:

*“sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while*

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The proposed rezoning of the site adjoining existing residential development and the Leeston Township is considered to be a sustainable use of the natural resources by providing residentially zoned land for future development and future generations. The ODP outlines the various vehicular and non-vehicular networks including roading, cycling and walking, ensuring a high level of walkability and movement networks. The proposed rezoning will provide residential land for future generations beyond 2031.

Part of the site is currently zoned Living 1(deferred) and Living 2(deferred) and is appropriate for development when stormwater issues are resolved. The servicing report has identified stormwater management practices and the ODP identifies land to be used for stormwater management to achieve an appropriate solution.



Future development of the site can be serviced via upgraded connections to Council's potable water and wastewater networks. Stormwater can be managed at the time of subdivision as any subdivision will be required to be in accordance with the ODP. The rezoning of the site includes a section of 60 Leeston Dunsandel Road that will be vested to Council through future subdivision and will play a vital role in the Leeston North Stormwater Bypass.

It is considered the result of the Plan Change will better achieve the purpose of the Act than retaining the land in its current form.

### Section 6 – Matters of National Importance

Section 6 of the Act requires all persons exercising functions and powers under it to recognise and provide for the certain matters of national importance. The preservation of the natural character of rivers and their margins is listed as a matter of national importance. Leeston Creek and Birdlings Brook are identified as recreation reserves within the ODP and will create a buffer between the waterways and development. The management of significant risks from natural hazards is also listed as a matter of national importance. As discussed, the ODP requires stormwater to be managed to reduce the risk of flooding of Leeston Creek.

The Plan Change is considered to have taken into account and provide for the relevant matters of national importance.

### Section 7 – Other Matters

Section 7 sets out other matters that must be given particular regard in achieving the purpose of the Act. Not all the matters are relevant to the Plan Change. The following matters are considered relevant to the Plan Change:

- b) *The efficient use and development of natural and physical resources*
- c) *The maintenance and enhancement of amenity values*
- d) *Intrinsic values of ecosystems*
- f) *Maintenance and enhancement of the quality of the environment*
- g) *Any finite characteristics of natural and physical resources*

The proposal to utilise the land for a range of residential purposes is considered to be an efficient use of a natural and physical resource. It will enable a greater number of allotments to be created across the site than the current deferred and Outer Plains zoning. As the proposed site adjoins the Living 1 zone on Spring Place, Living XA zone north of Leeston Dunsandel Road and Living 1 and Living XA zones south of High Street, it will provide a logical extension to Leeston.

The rezoning will affect the amenity values of the site and adjoining sites as the site is going from rural to residential. While the amenity of the existing environment will change, the proposal represents sustainable mixed density residential development in an area that has been identified for future growth in Leeston.

Rural land is a finite resource and the site has been identified in the Ellesmere Area Plan as having high quality soils. However, the site has been identified for future growth and will provide a compact extension of Leeston.

### Section 8 Treaty of Waitangi

Section 8 of the Act requires all persons exercising functions and power under it to take into account the principles of the Treaty of Waitangi / Te Tiriti o Waitangi.

This Plan Change request has been forwarded to Mahaanui Kurataiao Limited to provide comment. It is envisaged further engagement with Rūnanga may occur at the time of subdivision. It is considered the Plan Change will not be inconsistent with the principles of the Treaty of Waitangi / Te Tiritiri o Waitangi.



### 4.3 Section 32 Evaluation

Section 32 of the Act requires an evaluation report to be prepared which identifies the objectives of the proposal and determines if the proposal is the most appropriate way to achieve the purpose of the Act. A Section 32 evaluation report has been prepared and is attached in Appendix 8.

The evaluation report considers the following alternative methods for achieving the objectives of the Plan Change:

- Continue with the status quo (i.e. do nothing);
- Apply for a resource consent; and
- Initiate a private plan change.

The evaluation concludes the Plan Change is the most appropriate method.

#### 4.4 District Plan Provisions

An assessment of the Plan Change against the relevant objectives and policies of the Selwyn District Plan (Township Volume) is attached as Appendix 9. The assessment discusses how the Plan Change is consistent with the objectives and policies and will not undermine the integrity of the Plan. As the Plan Change seeks to rezone the site to Living 1 and Living 2 zones, the objectives and policies of the Township Volume are considered to be relevant and the Rural Volume objectives and policies have not been assessed.

The assessment concludes that overall, the Plan Change will be consistent with the objectives and policies of the Plan.

#### 4.5 Canterbury Regional Policy Statement

Under section 75(3)(C) of the Act, district plans are required to give effect to regional policy statements, therefore an application to change a district plan must also enable the plan, once changed, to give effect to the regional policy statement. The Canterbury Regional Policy Statement (CRPS) became operative on 15 January 2013 and provides a framework for managing and resolving these resource management issues and achieving the integrated management of natural and physical resources. Territorial authorities must give effect to the CRPS through District Plans. Chapter 5 Land use and infrastructure; Chapter 7 Fresh water; and Chapter 11 Natural hazards have been assessed in Appendix 10.

The assessment concludes the Plan Change is consistent with the objectives and policies of the CRPS.

## 4.6 Canterbury Land and Water Regional Plan

The Canterbury Land and Water Regional Plan (“LWRP”) is administered by ECan and its purpose is to identify the resource management outcomes or goals for managing land and water resources in Canterbury to achieve the purpose of the Act. It identified the policies and rules needed to achieve the objectives and provides direction in terms of the processing of resource consent applications.

The site is identified as being with the following zones under the LWRP:

- Rakaia-Selwyn combined Surface and Groundwater Allocation zone;
- Semi-confined or unconfined aquifer; and
- Phosphorus Sediment Risk Area.

At the time of subdivision, development will need to comply with the provisions of the LWRP, or resource consents obtained for any non-compliances. The Servicing Report in Appendix 4 sets out that servicing future sites is



- structure;
- consolidated approach to urban growth;
- by requiring outline development plan and the use

ess environments by requiring new development to  
, design guidelines and to give effect to higher

been prepared to provide development guidance in

meet, the key actions of the Selwyn 2031. Additional

a Key Activity Centre, while providing stormwater

structure. The Living 1 zone will align with the existing

ar and consolidated urban form, particularly when

Living 2 zones will provide a variety of housing and

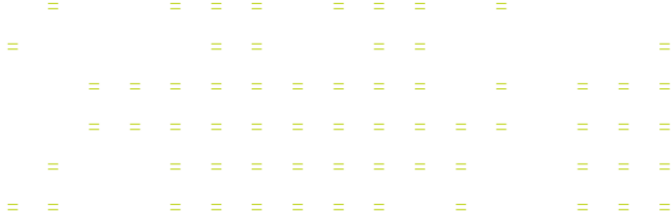
P) was adopted by Council in September 2016. The Area Plans for Ellesmere and Malvern. The vision of the most liveable, attractive and prosperous places in

Ellesmere Area due to its central location, size, and a 49% population growth in Leeston from 2,275 in the Living 1 (deferred) and Living 2 (deferred) zones on the current Area Map; and the current Outer Plains zone is not

water management issues and localised flooding, to be utilised for stormwater management and the Leeston North Stormwater Bypass. The Servicing provided by Council's reticulated network for water supply to the residential development may result in the loss of Living 1 (deferred) and Living 2 (deferred) zones and the Leeston town centre.

Plain zone west of the Living 2 (deferred) zone and area is outside the existing township boundary and extent. The Plan Change will, in most part, rezone the well as aligning the Living 1 zone with the Living XA exit of the Leeston township.

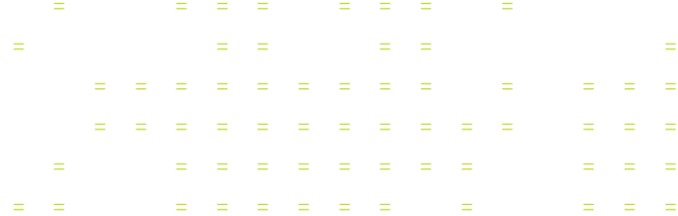
s for greenfield development, the Plan Change will  
residential development. The Plan Change will also  
n of Leeston township beyond 2031. Taking into



account the above, the Plan Change is considered to be in general accordance with the vision and objectives of the Ellesmere Area Plan.

4.10 National Planning Standards

In 2017 the New Zealand Government introduced legislation to establish national planning standards to provide a standard approach to district and regional plans. The first set of national planning standards included a standard approach to zones that can be adopted by Local Councils. The Living 1 and Living 2 zones proposed for the Plan Change will align with the current Plan zoning and it is not proposed to add an additional zone to the Plan.



## 5.0 Description of Environmental Effects

Clause 22 (2) of Schedule 1 of the Act requires that where environmental effects are anticipated from the implementation of a Plan Change, the effects shall be described in such detail that corresponds with the scale and significance of such effects. The following is a description of the environmental effects that are anticipated from the implementation of the Plan Change.

The site is currently typical of rural properties in this general area, with areas of pasture interspaced with fences, lines of trees and a small number of houses. The site is rural in nature due to most of the site being subject a deferral. Uplifting the deferral and extending the Living 1 and Living 2 zones will ultimately generate a significantly more intensive residential land use over the site, which will alter the visual characteristics and nature of the site as well as the productivity of the land. However, the use of the land for a mix low and medium density residential development adjoining and linking to an existing township will also help provide living areas for current and future generations and is seen as a sustainable use of land close to the existing township.

### 5.1 Neighbourhood and Community Effects

The site is zoned Living 1 (deferred), Living 2 (deferred) and Outer Plains. Considering this, residential development is anticipated in the Living deferred zones once the deferral is lifted. Therefore, effects on the neighbourhood arising from residential development are anticipated where the site is zoned Living 1 (deferred) and Living 2 (deferred). Residential density greater than one dwelling per 20 ha is not anticipated the Outer Plains zone and any development greater than this density will change the character of the existing Outer Plains and the visual outlook from adjoining properties.

The proposed Living 1 zone will align with the existing Living XA zone on the south side of High Street and provide a clear entrance and exit to Leeston township and will be a natural extension of the Leeston urban environment. The Living 1 zone will also connect to the existing Living 1 zone on Spring Place, thereby complementing the existing residential environment and ensuring connections to the centre of the town. Any increase in density across the site will, to a degree, give the site a more enclosed feeling and reduce the open space character experienced in traditional rural farmland.

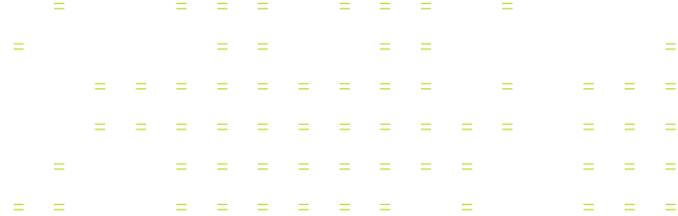
The proposed Living 2 zone will provide a visual and physical buffer (in the most part) between the Outer Plains zone and the Living 1 zone, particularly along Leeston Dunsandel Road and High Street as people enter and exit Leeston. Harmans Road will remain primarily rural, with the exception of the Living 2 zoned area on the south eastern portion of Harmans Road. The average allotment size in the Living 2 zone will be 5,000 m<sup>2</sup> and will be required to have rural fencing such as post and rail or fence and rail, retaining a sense of openness between the Living 1 and Outer Plains zone.

The location of the stormwater management area and Leeston Creek will create a high level of amenity, sense of openness and natural gathering areas for the neighbourhood. The proposed ODP provides a number of walking and cycling connections to these neighbourhood spaces and reserves.

### 5.2 Reverse Sensitivity Effects

Reverse sensitivity arises where a new incompatible activity is introduced into an environment, which has the potential to limit the operation of existing activities. In this case, there is potential for the Living 1 zone adjoining the Outer Plains zone to create reverse sensitivity issues.

Commonly, reverse sensitivity effects occur because of odour or noise generated from normal lawful farming activities, creating a disturbance for residents of newly developed sites, particularly if new residents are not familiar with normal farming practices. The Outer Plains zone is typically used for cropping or grazing for animals. Cropping activities could result in effects from spraying or harvesting and grazing of animals could result in noise



or odour effects. It is noted at the time of the Plan Change, all the adjoining sites (outside of the Plan Change site) zoned Outer Plains contain dwellings, accessory buildings and farm buildings closer to the respective road and access than to the site and noise coming from the sheds and machinery in the sheds is away from the site and proposed Living 1 zone.

Leeston is a rural town by nature and has an urban centre within a rural environment. Being 40 minutes from Christchurch and 20 minutes from Lincoln should lend itself to be a rural township. Having Living 1 or Living XA zoned sites adjoin the Outer Plains zone is not uncommon in Leeston. There are a number of areas where this occurs; north of the site where the land known as the 'Martin block' is zoned Living XA and adjoins an Outer Plains zone; and south east of the site where land zoned Living 1 and Living XA adjoins the Outer Plains zone for approximately 1,050 m. The existing planning and zone boundaries in Leeston indicate that the Living 1 zone and Outer Plains zone are not incompatible in the rural environment.

South of the application site is an allotment zoned Business 1. This land is used as a traditional agricultural machinery retailer; Cochranes of Canterbury and is surrounded by existing residential development on the east and southwest without any known incidences of adverse effects arising. There is potential that noise from the retailer may affect the amenity of future residential development experienced on the subject site and give rise to reverse sensitivity effects. The Business zoned site currently adjoins the Living 1 zone and residential development along the east and south west boundaries, as well as Living 1 (deferred) and Living 2 (deferred) to the north and west, respectively. It is not uncommon for the Business zoned sites to adjoin Living 1 sites and therefore, taking into account the surrounding environment, the two zones are not incompatible.

### 5.3 Effects on Versatile Soils

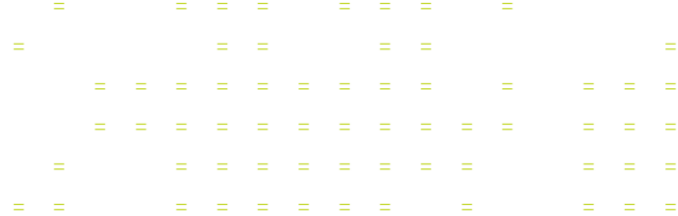
The Plan Change will enable the development of the site from farmland into a mix of residential activities in the Living 1 and Living 2 zones. The change from rural to residential will have an effect on the site's soils resources. As residential development occurs in the Canterbury Plains, there is a threat to the amount of economically viable farmland remaining. Farmland is considered to be an important physical resource for the region as a whole, providing meat, milk, and fibre for national and international consumption.

It is for this reason that regional and district policies, and strategies have been established to ensure development occurs in a manner that retains the farmland resource. The focus of many of these documents is to promote sustainable development within or adjoining existing settlements. The proposed plan change is located adjoining the existing township of Leeston, and while there will be a loss of productive rural farmland as a result of the proposed rezoning, it is considered that the location of this site, and its adherence to the policies and strategies designed to protect rural farmland, this loss of rural farmland will not have a significant adverse effect on the overall quality and area of rural farmland in the Selwyn District, but rather will provide for future development and housing, without compromising larger more viable farming enterprises now and into the future.

The Plan Change will rezone land from Outer Plains to Living 1 and Living 2. The site has been identified in the Ellesmere Area Plan as having Class 2 and 3 soils. The geotechnical report concludes the site is appropriately defined as 'deep soil site' and Class D applies to the site. If the Plan Change is approved and implemented, approximately 30 ha of Outer Plains zoned land would be rezoned to Living 1 and 2 zones and would be developed in accordance with the zone requirements. Zoning approximately 17 ha of Outer Plains to Living 2 is not considered to preclude or eliminate small scale agriculture or horticulture activities on these sites.

The soils in this area are suited to cropping and grazing and, once rezoned, the land will no longer be available for production. However, it is accepted that despite this environmental effect the land is well suited for residential development. This has been evidenced in part by the various planning processes that have been undertaken to identify land like this as suitable for residential use over the last few years, in particular the Ellesmere Area Plan.





The location of the site in the immediate vicinity of Leeston and its proximity and ability to connect to services, together with the increased demand for safe land in proximity to Christchurch, are considered to mitigate any argument for the retention of soils for productive purposes in this case.

## 5.4 Effects on Ecosystem

Birdlings Brook runs through the site in the south west corner, is a tributary to Waitatari/ Harts Creek, and a public walkway forms part of the well-known walking block 'Harmans Loop'. The public walkway along Birdlings Brook is planted with native vegetation and is fenced around the stream edge preventing any stock from accessing the water.

Birdlings Brook travels through Birdlings Reserve in a north west – south east direction, then underneath a large culvert on High Street and reappears on the southern side of High Street, eventually connecting with Harts Creek and then into Lake Ellesmere/Te Waihora. The *Te Waihora Catchment Flow Review; Ecological Values and Flow Recommendations at Minimum Flow Sites* report<sup>6</sup> notes that a portion of Birdlings Brook, recorded at Leggs Road and Lockhead Road, has low to moderate ecological values. No assessment of ecological value was undertaken where Birdlings Brook runs through the site.

The implementation of the Plan Change could have adverse effects on the ecosystem values of Birdlings Brook as stormwater will be discharged from the stormwater management area in the southern half of the site to the existing network that discharges into Birdlings Brook further south of the site. The stormwater management area will be required to provide treatment of stormwater from future development and any future discharge is likely to be a better quality than currently discharges into Birdlings Brook.

It is not proposed to alter the shape or form of Birdlings Brook, rather this area of the site been identified as a potential reserve area and would be vested to Council at the time of subdivision. This would provide a high level of amenity for future the residential allotments within the site and for the wider community and residents whom exercise using the Harmans Loop down High Street, Harmans Road and Leeston Dunsandel Road.

The Leeston Creek runs through the site from northwest to southeast and through the existing residential area of Leeston. The Leeston Creek is required to be vested to Council as reserve, creating a high level of amenity for residents and create a natural buffer between development and the creek.

There are no other known ecosystems of any significance on this site given its historical use for open pastoral land. Given that the surrounding area is predominantly either residential to the east and south of the site or rural farmland to the north and west of the site, it is considered that there are no other significant ecosystems in the surrounding area.

## 5.5 Effects on Infrastructure

### Wastewater

The servicing report confirms residential activities on the site can be provided with connections to the reticulated wastewater network, subject to required extensions. The final engineering design will confirm the nature of the new infrastructure and upgrades to existing infrastructure that are required.

<sup>6</sup> Golder Associates for Environment Canterbury. May 2011. *Te Waihora Catchment Flow Review; Ecological Values and Flow Recommendations at Minimum Flow Sites*. Report No. R11/124.



being undertaken on the site previously through these activities pose a potential risk to human health, due to the proximity of the site to the proposed subdivision. Contaminants could enter land or water bodies. However, it is considered adverse effects arising from this risk are likely to be completely mitigated through the subdivision process, and subsequent land use management.

ative effects within the Leeston township and wider

il at the time of subdivision which will enable the  
s will divert water from Leeston Creek to the Martin  
h Leeston Creek and will reduce the risk of flooding  
as are required as part of the ODP to ensure water

housing and development opportunities. This has the potential to create more jobs during the construction phase. The site also includes parking spaces and facilities, while maintaining a compact

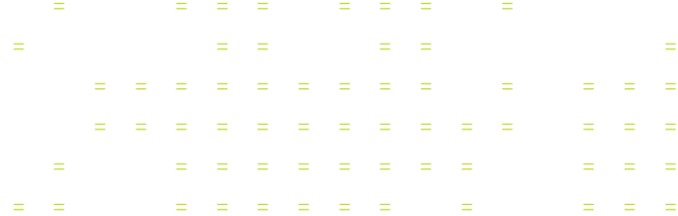
and will encourage walking, cycling and other non-motorised connections have been made to Leeston Creek College / Te Kāreti o Waihora.

Consultation has been carried out with Solwyn District Council staff throughout the preparation of the Plan Change

The Plan Change initially included 56 Harmans Road, however this allotment is no longer included in the Plan Change.

Consultation has been undertaken with the owners of 33 Leeston Dunsandel Road, 56 Harmans Road and 125a High

A copy of the Plan Change document has been submitted to Mahaanui Kuratiao Limited (MKT) for their



## 7.0 Conclusion

The Plan Change to rezone the site from Living 1 (deferred), Living 2 (deferred) and Outer Plains, to Living 1 and Living 2 zones is considered to be the best method to achieve the purpose of the Act, while being consistent with the objectives and policies of the Selwyn District Plan (Township Volume) and the Canterbury Regional Policy Statement. The Plan Change is considered to be a sustainable and effective way to lift the existing deferral, provide stormwater management areas for the site and provide for additional housing options in Leeston for future generations.

The Plan Change will result in an additional 60 ha of residential zoned land, being 42 ha of Living 1 zoned land and 19 ha of Living 2 zoned land. This could provide for an additional 410 residential allotments in Leeston. Any adverse effects that may arise from implementing the Plan Change are able to be appropriately avoided, remedied or mitigated through ODP and conditions of consent on future subdivision consents. The ODP will provide guidance and requirements for any future development of the site including stormwater management areas and recreation reserves.

Future development can be serviced with reticulated potable water and wastewater connections, subject to network extensions. Stormwater can be appropriately managed so that post development stormwater flow rates in Leeston Creek do not exceed pre-development flow rates.

Rezoning the site will enable the Living 1 zone to better align with the existing Living XA zone and urban boundary south of High Street. The Plan Change will provide a more defined urban boundary and township edge when traveling along High Street and Leeston Dunsandel Road and will provide residential allotments with close proximity to community, sport and education facilities, commercial activities and the town centre.

The Plan Change is considered to meet the purpose and principles of Part 2 of the Act and is seen as a sustainable and effective way to develop land for future generations.