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**STATEMENT OF**  
**STUART MCLACHLAN**  
**PROPOSED PLAN CHANGE 62 – LEESTON**

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15 September 2020

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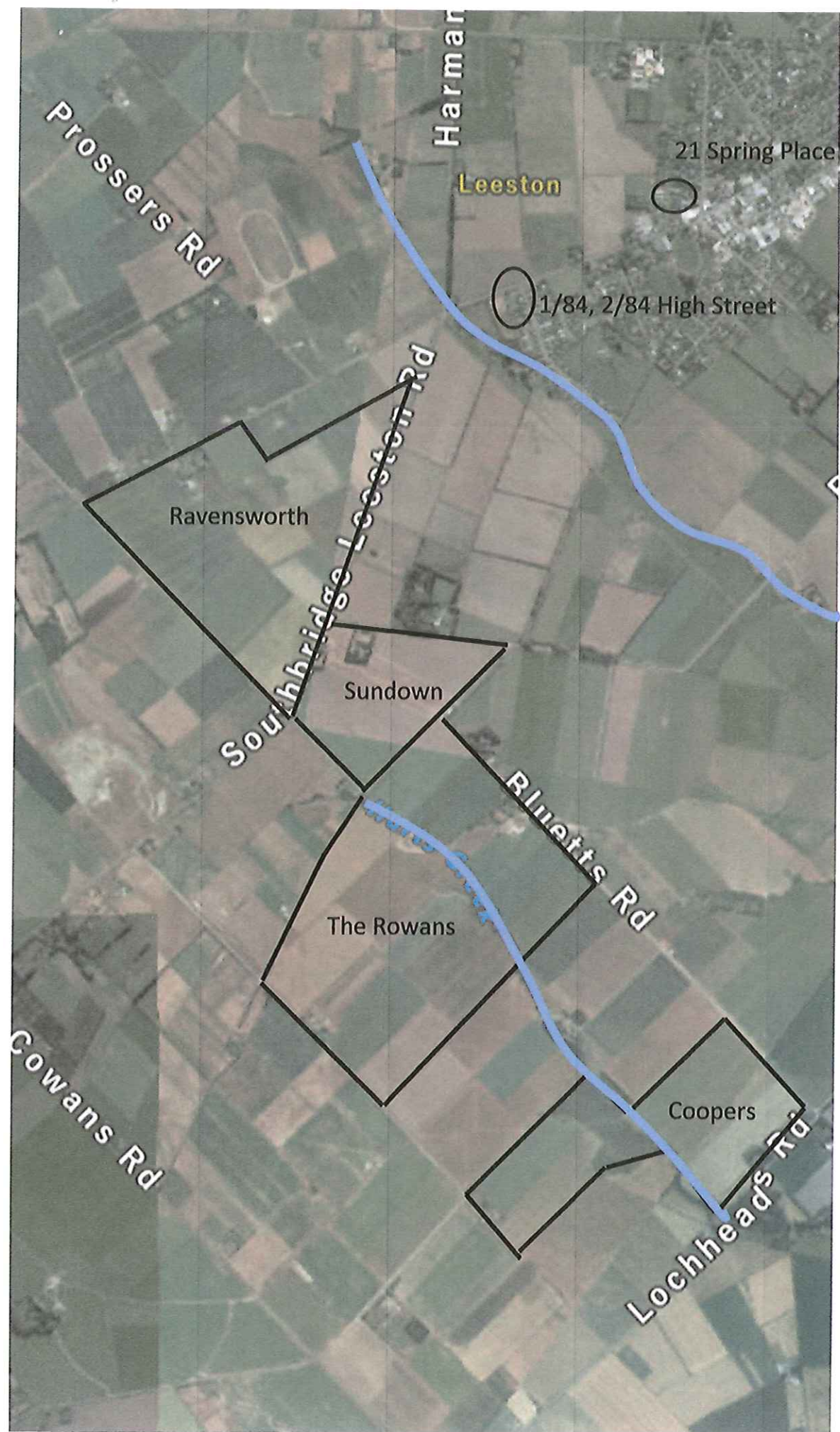
1. My name is Stuart McLachlan and myself and my wife June are submitters on Proposed Plan Change 62. We farm in partnership our home farm 'The Rowans' and other properties known as 'Ravensworth', 'Sundown' and 'Coopers' shown on the accompanying map. 'The Rowans' has been in continuous ownership of my family over 100 years and I have managed it since I was 18 for the past 44 years. We farm sheep, grow arable crops for animal and human consumption and run the David Bell Daffodils business. We also own other properties that will be affected by the Plan Change. These are 21 Spring Place, 1/84 and 2/84 High Street.
2. It would be my preference not to be here today. We were unaware that the land was proposed to be rezoned residential until a rep from Horncastle Homes knocked on our door and asked permission to remove a row of trees and that the previous owner who was a major opponent to the Millbridge Subdivision (Proposed Plan Change 49 in 2000) proposal had sold the land. Proposed Plan Change 49 was declined due to the potential increase in contaminants and water quantity reaching Birdlings Brook.
3. Our house at Spring Place was purchased as a retirement home and we bought there because of its quiet cul-de-sac character. At the time of purchase the agent made no mention of the proposed road that was to connect this large development. The agent is now providing evidence in support of the applicants in this plan change. Had the agent informed us of this proposal we would have seriously reconsidered the purchase. The potential for this area to provide a transport route for what might be a further 300 plus residential units will significantly change this area; changing it from a peaceful rural town enclave to a major suburban thoroughfare.
4. Our rural land is adjacent to Harts Creek and Birdlings Brook. Areas of the land are prone to flooding, especially the land near Southbridge Leeston Road near Millbridge Corner (Feredays and Harmans Road intersection). This land can be covered in water during heavy rainfall events over winter. The drainage is very slow due to the effects of the pipe across the Southbridge Leeston Road being well above the bottom stream bed of Birdlings Brook. The up-gradient water adds to the volume of the flooding until the upstream flow subsides and allows water to recede from our property. We have had to learn to live with this but are concerned that with further housing further contaminants and water volume will still affect our property.
5. I am aware of the proposed upgrade of the Leeston Stormwater North Bypass and the large stormwater ponding area proposed in this plan change. Currently the water in high rainfall events on our land can escape as the events are rapid and rely on the existing drainage network to recede. This then allows the soil to become less saturated reasonably quickly. However, the proposed plan change plans to constrain major weather events by ponding. Slow release will have the effect of soil saturation occurring for a prolonged period consequently significantly delaying normal and permitted farming practices and crop growth. This is a major concern on the high






quality soil between Leeston and Southbridge which contains some of the most elite soils in New Zealand.





6. I consider a substantial amount of water will still flow to Birdlings Brook from the Plan Change area and the diversion of water around Leeston will only move flooding from one area to another. The downgradient people and properties will be the ones to endure the further consequences.
7. With regard to water quality, I am also a committee member of the Harts Creek Streamcare Group and have been since the Group's inception in the 1990s. I have fought hard over the years to ensure one of the Group's main objectives:  
  
'Profitable land use in the Harts Creek and Birdlings Brook vicinity while improving water quality'.
8. This group has been used nationally to show how streams can be improved. The group was formed after concern was raised as to the health of both the streams, given that both streams were recognised as leading trout fisheries in New Zealand. It was a very proud moment to see the launch by Environment Canterbury of the Living Streams programme. This was an initiative to clean up the streams of Canterbury as a result of public pressure – a partnership between the Council and the community. The launch was made more public by the presence of world renowned botanist, Dr David Bellamy.
9. The launch took place on Lochheads Road where the clear waters of Harts Creek left my property from its source also on my property some 2km upstream. It highlighted the difference in the water quality of this stream to that of Birdlings Brook. The town was seen to be a major contributor with pollutants. I am not aware of any improvements made to stormwater systems that have reduced the continued heavy metal pollutants reaching the stream to date from urban development. Urban development is widely noted in the media to pollute waterways with rubbish, heavy metals and discharges of effluent out to sea nationwide. This is no longer acceptable practice for anyone or any entity.
10. I am also concerned about more effluent and the associated runoff in Leeston. I remember the day the former town sewage site could not handle any more effluent. The current site floods itself in heavy rainfall events with recent additional effluent from Southbridge and Doyleston. I attended the hearing for the alternative sites to be used for effluent treatment which Council staff (planners and engineers) deemed appropriate, yet both proposals were declined by Hearing Commissioners.
11. I am not aware of any current plan for the extra upgrades to deal with further effluent from the township. I am very concerned that by the time the Martin block is built, contaminants and seepage into waterways and groundwater will be making the headlines.
12. It is very important that any new development in Leeston is well planned and that it does not further degrade the waterways, groundwater and land downstream. I simply do not agree with re-zoning further residential land when there is little capacity for effluent disposal, an approved and suitable stormwater management plan is not in place and significant adverse effects on the character of Spring Place will occur.
13. Thank you for considering my concerns.

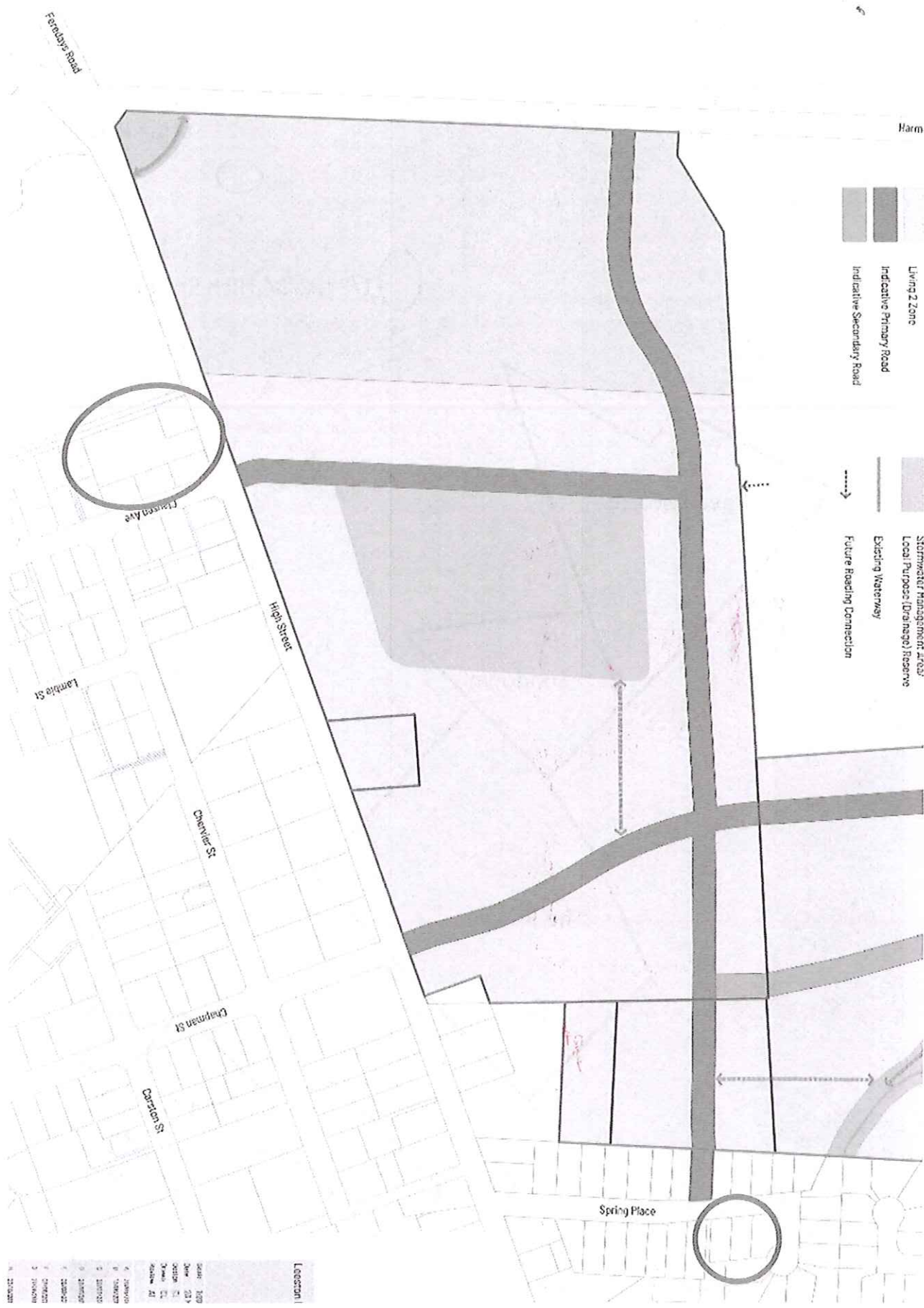




Harm

-  Living 2 Zone
-  Indicative Primary Road
-  Indicative Secondary Road

-  Stormwater Management Area
-  Local Purpose (Drainage) Reserve
-  Existing Waterway
-  Future Flooding Connection



Location

Scale	1:500
Date	12/11/20
Author	CL
Checker	CL
Reviewer	CL
Version	2.1
4	12/11/20
5	12/11/20
6	12/11/20
7	12/11/20
8	12/11/20
9	12/11/20
10	12/11/20