

Summary Statement of Michael Vincent

Introduction

- 1 Plan Change 62 has been prepared in full awareness of the constraints presented by the application site. The ODP networks respond to this with functional, practical measures which will ensure the long term development of the site will be undertaken in an integrated and sustainable manner, and at a rate which is appropriate for the community.
- 2 Through the implementation of the ODP, PC62 seeks to ensure people and communities have the living environments and sections sizes which suit their needs, whilst maintaining a sense of spaciousness, character and amenity.

Changes to the ODP

- 3 Through the submission process and after consideration a number of minor changes have been made to the ODP networks.
- 4 Transport or Movement Network:
 - (a) Spring Place Link Road, (to the north - south spine road) has changed from a primary road to a secondary road. This is likely to discourage the use of the road as a primary means of connection with Leeston Township.
 - (b) There has been an increase to the number of pedestrian / cycle links through the application site. This will enhance the options of modal transport and provide connections through the ODP area as well as to Ellesmere College.
- 5 Green Network:
 - (a) The margins of Leeston Creek will remain a recreational area, however the proximity of the stormwater management area along the creek, will influence the final layout of the reserve which will be vested with Council.
- 6 Blue Network:
 - (a) The 'North Strip' which formed part of the ODP description has now shifted south east along Leeston Creek. This will continue to be a key feature in SW management in the ODP.
 - (b) In the same manor the SW management area in the southern half of the site has been re-positioned and re-shaped to convey a more general position which will be confirmed at subdivision time. This was done to achieve a more indicative nature rather than a defined form, which the initial shape conveyed.

New rules for the Township volume:

- 7 Through the submission process and after consideration there have been some changes to the notified set of rules for PC62.
- 8 Amendment 5:
 - (a) Rule 4.1.3 has been amended to mirror an existing rule for Tai Tapu. In my experience this rule (Tai Tapu) is practical and directs plan users to contact the Regional Council to establish the appropriate floor level for a site in a 200-year flood event. This process provides certainty and is simple to understand. I support the inclusion of this amended rule in the plan.
- 9 Amendment 11
 - (a) Rule 12.1.3.23 now includes a rule specific to the ODP area which establishes a non-complying activity status which restricts residential development until such time as the water bore is inaction. It is noted the statement on behalf of FENZ supports the inclusion of this rule in the plan.
- 10 Amendment 12
 - (a) An amendment to Rule 12.1.4.106 focuses the matter of discretion towards flooding as a hazard. The rule mirrors a similar rule for Tai Tapu. In my experience the Tai Tapu rule is effective and provides clear expectations for users of the plan. It is noted the amended rule would not preclude assessment under Section 106 and it is anticipated that conditions of consent would be exercised as required

Growth of Leeston

Following the Minute issued on Friday 11 September seeking information on the uptake of sections and households in Leeston I have prepared a summary of known activity across the Leeston township using google images with associated commentary below.



Michael Vincent

Dated this 15 day of September 2020

Leeston Township growth as shown by Google images

2011

This photo is just post-quake for reference.

2013

Approximately 20 new houses in Wheatsheaf Drive/Barley Mow and Monticello are visible. This includes a new stage to Monticello, and construction is well underway on the balance of Monticello. A small area of development is also visible from the Dreaver subdivision at the end of Manse Rd, north of the road. These two houses are very high-end and not at all like the standard residential housing found in the rest of the township. At the southern end of the town is the beginning of the Millbridge subdivision, at the end of Chervier and Carston Streets. The Millbridge stormwater pond can be seen in construction at the bottom of the image.

2015

The period of strongest growth in Leeston commenced around this time. We now see Monticello further ahead, with new houses built over the new stage, and a stage in construction. Wheatsheaf Drive and Barley Mow are now almost fully built out. On the north side of the Wheatsheaf Drive/Manse Road intersection we see Friars Lane in construction (Living 2) and at the Manse Rd/Leeston Rd intersection we see Showground Place in construction (also L2). To the south at Millbridge, the stage that was previously in construction is now mostly built on. Construction is well underway on the new Clause Ave/Leeston Road intersection and a large stage stretching towards the stormwater pond to the south.

2018

In the three years leading up to this image, every development in Leeston was constructed and is now more-or-less built on. There are only 2 unbuilt sections in Monticello - one of these still exists today and it appears to be landbanked. There is one unbuilt section in Barley Mow, which has now been built on. Three are unbuilt in Showground Place. These were also the three slowest sections to sell, which was a factor of their large size (8,000m²). The smaller sections (3,000 – 3,500 m²) in the Showground Place development sold quickly.

2011 #1

3/12/2011



Image © 2020 Maxar Technologies

Google E

Imagery Date: 3/12/2011 43°45'41.87" S 172°17'48.71" E elev 18 m eye alt

3/22/2013

2013

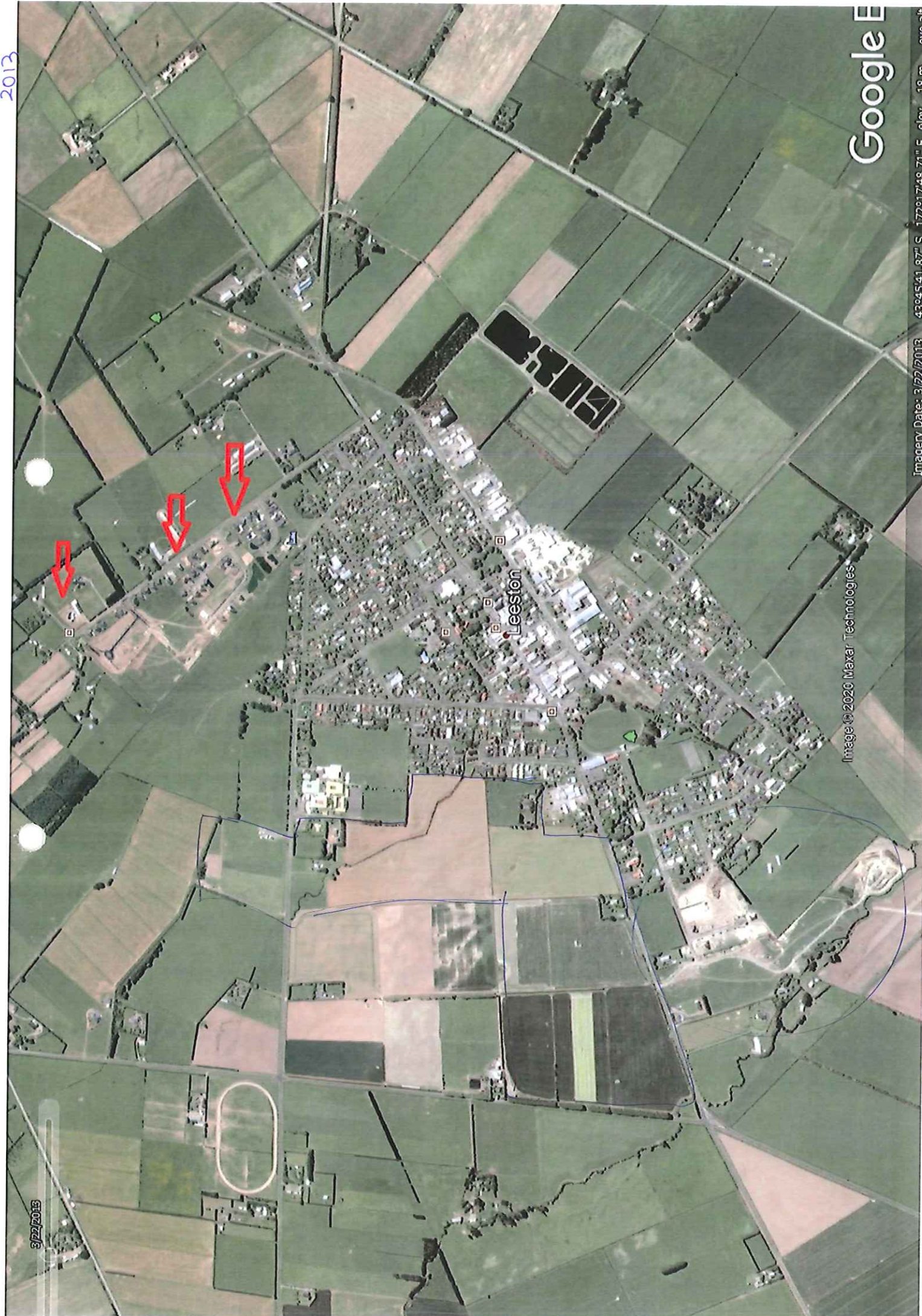


Image © 2020 Maxar Technologies

Google Earth

Imagery Date: 3/22/2013

43°45'41.87" S 172°17'48.71" E elev 18 m eye alt

4/18/2015

2015#3

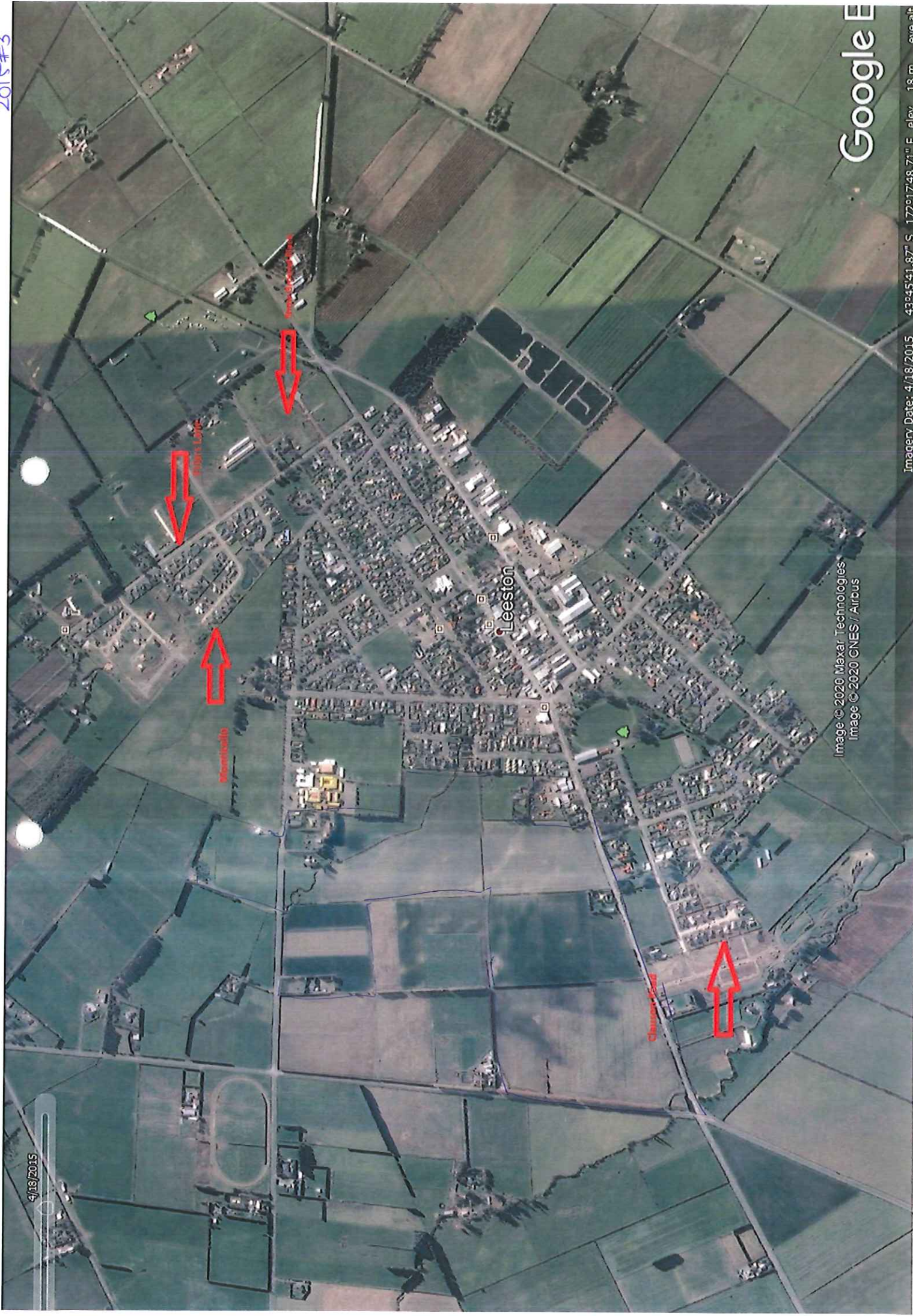


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Google Earth

Imagery Date: 4/18/2015 43°45'41.87" S 172°17'48.71" E elev 18 m eye alt

2018 #4

9/21/2018

Hayes



Leeston

Image © 2020 CNES / Airbus

Google E

Imagery Date: 9/21/2018 43°45'13.29" S 172°17'14.89" E elev 25 m eye alt