

Dear Jocelyn Lewis,



Please can you present written evidence on our behalf to the Hearing Commissioner as below.

Our top concerns for building behind Mountain View Place is:-

1. We believe that no matter what engineering work is carried out to drain the water away from the fields behind our property, it will not work for our property and street. Rainwater will continue to flow if not more towards our property and around Ellesmere College fields and down onto Mountain View Place street. This will not only cause issues around our property but extra housing will increase volumes of water in Mountain View Place, causing floods on the road in the cul-de-sac. There is currently already flooding issues within the cul-de-sac every year due to rainfall as it is (*Evidence 1*). Building more houses will only increase the water volume within the area. After receiving a Proposed Selwyn District plan letter dated (13th March 2020, see attached *Evidence 2*) we have been identified as 'potentially being at risk of flooding during a one-in-200-year event'. This is incorrect as we have a yearly flooding event in Mountain View Place. Also see attached photos.
2. Stormwater changes in 2014 (*Evidence 3*) made no difference to Mountain View Place flooding every year. Therefore, work carried out increased Council Rates, but made little difference to our street. Housing will still increase water volume within Mountain View and make what is already a current problem, even worse.
3. We also believe our property (which backs onto the open fields and views the Mountain from our property) will devalue due to this new large housing development. Not only will the mountain view vanish, privacy will be gone, there will be a huge increase in traffic (noise and volume) and property noise will hugely increase. Mountain View Place is currently a very quiet street. Property owners in Mountain View chose this part of Leeston for this very reason (quiet street, mountain view (hence the name), friendly area.
4. Notice of submission on proposed plan change 62 – We oppose the application (see attached our previous submission – *Evidence 5*)

Please see attached photos and letters if needed as evidence (Map – *Evidence 4*).

I am sure there are better development areas for which houses can be built on which will not cause problems for property's already built.

We thank you for your time.

Regards

Toby & Lisa Pullen

Notice of Submission on Proposal Plan Change 62

3. Submission Details

Extra information

- We oppose all or part of the application

The specific parts of the application our submission relates to are:

1. **Mountain Views** – View from all properties that have the view of Mount Hutt and the surrounding fields, will not longer have any more. Especially 'Mountain View Place', as it states in the name of the road, will not longer have 'the mountain view'.
2. **Flooding** – Flooding within the rear fields would cause issue for not only the new properties, but also the water would flow in the directions of Mountain View properties. Areas around the new proposed housing already have flooding issues now. (Mountain View Place, Spring Road – see images)
3. **Noise** – Properties close to the fields and views would have an increase in noise from the increase of approx. 450 properties when built and the levels of noise and dust created when building the roads infrastructure and buildings.
4. **Privacy** – Properties linked to the fields behind Mountain View, Spring Place and Leeston Dunsandel Road would loose of privacy behind their properties. Most fencing is 'open' to enjoy the 'open' fields and mountain views.
5. **Traffic** – Increase of traffic from Spring Place and Leeston Dunsandel Road would increase the possibility of an accident (children near park entrance and college entrance).
6. **Leeston Township** – Increase of properties (450+) would strain the infrastructure of Leeston, both college and primary school are already at their maximum capacity. Facilities are already very busy and at times at capacity.

The reasons for our submission are:

1. **Mountain Views** – Views from the rear of our property would be replaced by houses. The property which we paid for (especially for privacy, quiet, space) would be compromised. Our only view would be other people's back gardens and **Mountain View Place**, would not longer have 'a mountain to view anymore'. Are you going to change the name to '**You Once had a Mountain View**'??
2. **Flooding** – The water drain-off from most of the new properties would run off down into our property. It has to go somewhere? Mountain View Place still has an on-going issue every year with flooding. The road can be flooded over 75% of the entire road (see images). Current storm drains cannot cope with the volume of water and flood very quickly. An increase volume of water from new properties at the rear and from the stream, would cause more issues.
3. **Noise** - Properties close to the fields and views would have an increase in noise from the increase of approx. 450 properties when built and the levels of noise and dust created when building the roads infrastructure and buildings. My husband works shifts (including nights), hence why we moved here. If the new housing would go ahead (years of road infrastructure, housing building work, etc, it would become a health issue due to sleep deprivation and he would not be able to work at a healthy level within engineering at Air New Zealand. Also, our house is single glazed (having no need to change to double glazed as there is no noise at the end of the cul-de-sac and rear fields). With this increase in construction noise and general 'life traffic when houses are filled with families, etc), are you going to pay for our double glazing for our whole house?
4. **Privacy** – Our property has open fencing to the fields, enjoying the openness of the surrounding area. Once new housing has been built (Proposed Residential Plan Change, page 15), we would view the rear garden of several houses? Our privacy is gone and increase if noise levels again. Are you going to replace all our fencing at the rear of the property?

7. **Traffic** – Increase of traffic from Spring Place and Leeston Dunsandel Road would increase the possibility of an accident (children near park entrance and college entrance).
You state (Proposed Residential Plan Change, page 18) that Eastern side (70 residents), Southern side (190 residents) would choose the route via Spring Place and Feredays Road. Spring Place entrance is opposite a playground which is used by both young children and youth, this totals and extra 160 residents (approx. 320 cars if based on 2 cars per property), an un-nerving increase in a potential accident is this high volume area for kids and youth.
You then state (Proposed Residential Plan Change, page 18) that North of Leeston Dunstandal Road (40 residents), and Northern side (50 residents) which is close to Ellesmere College and is also a walking route for many families from Leeston Consolidated School would have a total increase of 90 residents (approx. 180 cars if based 2 cars per property). This increases another area for a potential child/youth accident.
8. **Leeston Township** – Increase of properties (450+) would strain the infrastructure of Leeston, both college and primary school are already at their maximum capacity. Facilities are already very busy and at times at capacity. Will there be future plans to expand Leeston facilities (shops, parking, education, AGAIN).

The decision we would like the Council to make is:

Don't build any houses behind Mountain View Place and Spring Place.

Improve and complete work within Spring Place and Mountain View Place to sort out CURRENT flooding issues.

Proposed Selwyn District Plan



Toby Lee Ian Pullen
Lisa Margaret Pullen
26 Mountain View Place
Leeston 7632

13 March 2020

Valuation number: 2416019433

Dear Sir / Madam

DISTRICT PLAN REVIEW: **MANAGING FLOOD RISK IN THE DISTRICT**

Selwyn District Council is currently reviewing its District Plan which is essentially a 'rule book' that sets district-wide rules for sustainably managing what can or can't be done on land in Selwyn District.

As part of this review, the Council has been considering areas that may be at risk from flooding and rules for managing that risk. Your land at 26 Mountain View Place, Leeston has been identified as potentially being at risk from flooding during a one-in-200-year flood event. This letter is to inform you of the proposed flooding related changes to the current District Plan and how they may affect you.

Background

All councils in New Zealand are required to identify areas that are potentially affected by natural hazards such as flooding. When assessing flood hazards outside coastal areas, the Council has looked at two types of freshwater flooding:

- surface flooding, ie when the land cannot absorb rainfall and excess water runs off or ponds; and
- overflows from the Selwyn River.

While the current District Plan manages a risk from a 50-year flood event, in the new Proposed District Plan we are now required to identify and manage areas at risk from more extreme rainstorms. When identifying areas that could be susceptible to flooding, we also need to account for climate change effects over the next 100 years, such as increased frequency and intensity of rainstorms.

We have now completed two new technical investigations, using the most up-to-date data, which look at how a one-in-200-year and a one-in-500-year flood would affect the district. (These terms relate to the probability of a flood event happening: a one-in-200-year flood has the probability of a 0.5 percent chance of happening in any one year, while a 500-year flood has a 0.2 percent chance. In comparison, a 50-year flood has a 2 percent chance of occurring in any one year.)

About the proposed key changes to the District Plan

In the new Proposed District Plan we are proposing to manage flood hazards with as few restrictions as possible, ie with similar restrictions to what's in the current District Plan. We are proposing to map only those areas which are at risk from flooding in a 200-year flood but not in a 500-year flood. This means areas where the depth of flooding is predicted to be less than five centimetres in a 200-year flood would be excluded from the mapping.

Key proposed flooding related provisions include:

- Areas identified as being potentially susceptible to flooding that's at least five centimetres deep would be mapped in the new Proposed District Plan as part of a Plains Flood Management Overlay.
- In line with the current practice, when there is a proposal to subdivide or build a new dwelling in an area at risk of flooding, a site-specific assessment would be required. The assessment would determine the required minimum floor height level of any new building.
- The district-wide minimum building floor height would be 300mm above a 200-year flood level event (instead of the current requirement of 300mm above a 50-year flood level event). In practice this means the floor level for a new dwelling would need to be higher than is currently required, although the amount of that increase would vary from place to place, depending on local conditions. For the majority of properties, the increase is likely to be only a few centimetres from what is currently required.
- The site assessment would also look at whether the proposed building site meets the criteria for being in a 'high hazard area'. If it does, then additional restrictions would apply. In some circumstances, where the flooding is particularly deep or fast-flowing, this may prevent building in that location.
- For work on an existing dwelling in an area at risk from flooding, no resource consent would be needed, as long as any new floor is of the same height as the floor in the existing building, or is at least 300mm above a 200-year flood level.
- For projects where the site assessment determines that the proposed building site is in a 'high hazard area', work on an existing dwelling would also still be permitted (ie no resource consent would be required), however the criteria would be slightly different:
 - there is no increase in the floor area of the building;
 - the building's finished floor height is no lower than the finished floor height of the existing building; and
 - any reconstructed or replacement building is in substantially the same position as the original.

What does this mean for me now?

The proposed changes to how flood risk is managed would only apply to new projects. If your building complied with the requirements that were in place at the time it was built, and you are not proposing to change it, then you won't need to do anything.

It's important to note that the new proposed provisions would only apply to those areas of your property that may be at risk from flooding during a 200-year flood. The rest of the property would only have to comply with the usual zone-related rules.

Any new proposed rules will come into effect once the new District Plan is fully in place, which is expected to be in two years' time. Until then, current rules for building and resource consents apply.

Finally, any new Land Information Memoranda (LIM) reports for your property will now contain a note that indicates that your property may be susceptible to flooding under certain circumstances. The note will also identify the latest technical information held by the Council. This is in response to a legal requirement that councils have to include in a LIM all relevant information they hold about a property in relation to natural hazards.

More information

If you want to find out more about the proposed changes to managing flood risk in the district, including the technical reports, visit our website Your Say Selwyn at www.selwyn.govt.nz/districtplanreview. There you can find answers to the most frequently asked questions and also check out your property on the map of the district with identified areas at risk from flooding.

You can also come to one of a number of **public drop-in sessions** around the district where you will be able to talk to a planner about your property and how the proposed changes may affect you. Details of these sessions are set out in the table below.

When	Where
Tuesday 24 March 2020, 6-7.30pm	Darfield Recreation and Community Centre, Lounge Room, 92 North Terrace, Darfield
Thursday 26 March 2020, 6-7.30pm	Lincoln Events Centre, Baylis Lounge, 15 Meijer Drive, Lincoln
Monday 30 March 2020, 6-7.30pm	Rolleston Community Centre, 95 Rolleston Drive, Rolleston
Tuesday 31 March 2020, 6-7.30pm	Lakeside Soldiers Memorial Hall, Lakeside Road, Leeston

Next steps for District Plan Review

We're expecting to notify the Proposed District Plan for formal public consultation by the middle of this year. It is at this stage that you will have the opportunity to make a submission on any of the proposed provisions, including to how flood risk is managed in the district.

After the formal public consultation, submitters will have an opportunity to speak to their submission at a formal hearing. Following the hearing, the Hearing Panel will make recommendations on submissions and the Council will then make final decisions.

We expect the new District Plan to become largely operative by mid-2022, subject to any Environment Court appeals.

Yours sincerely



Jesse Burgess
Planning Manager
SELWYN DISTRICT COUNCIL

11 April 2014

**Pullen Toby Lee Ian
Pullen Lisa Margaret
26 Mountain View Place
Leeston 7632**

Dear Sir/Madam

Leeston Stormwater Options

Council is conducting a survey of Leeston residents. A public meeting was held on 31 March to present and discuss Stormwater options for the township. The results of this survey will be used to inform Council and the Community Committee's decision on whether these options are progressed.

Please complete your survey, detach and return to us in the freepost envelope provided, by close of business on Friday, 9 May 2014.

In addition to the information provided with this survey, further information can be found on the Selwyn District Council's website at the following link:

<http://www.selwyn.govt.nz/leestonstormwater>

Hardcopies of this information can be viewed at the Leeston Library.

Council is seeking owner feedback per property. Therefore if you receive multiple surveys, this is because you own multiple properties in Leeston, and it is important for you to return each survey to us.

We thank you in anticipation for taking the time to complete this survey.

If you have any questions or require more information please contact Jo Golden (Water Services Engineer) or Murray England (Asset Manager – Water Services) on 03 347 2800.

Yours sincerely



**Murray England
Asset Manager – Water Services**

Leeston Stormwater Options - Public Meeting - 31 March 2014

Background

Following the June 2013 flooding in Leeston, a public meeting was held in July last year during which the community asked the Council to look at options to divert flood waters from the surrounding land around the township and manage localised flooding. Drop in sessions were also held so that individual property owners could talk with Council staff about any issues affecting their property.

Areas of Investigation

Since the public meeting, Council staff have been working with the Leeston Community Committee to investigate a number of ideas and suggestions put forward by the Community. Costs are rough order and are +/- 20%.

- Investigation 1 Harmans Road extension – connect existing drains along Harmans Road with 600m of new drain and 1km of widening. Use a high flow weir at the confluence with Leeston Creek, so the extension is only used in high flow events.
Estimated cost - \$600,000.
- Investigation 2 Widen and deepen drains from the Country Lane wetland to the show ground culverts – (part of the Leeston North bypass). Estimated cost - \$500,000.
- Investigation 2a A Swale from Leeston Creek to the Cunningham St culvert through the Martin Block – (part of the consented Leeston North bypass). This is dependant on Investigation 2 and 3 being completed. Estimated cost - \$450,000.
- Investigation 2b Widen and deepen the Pound Road drain along the Southern boundary of the Martin Block. This is dependant on Investigation 2 and 3 being completed.
Estimated cost - \$750,000.
- Investigation 3 Upgrade the show ground culverts and widen and deepen 1.2km of Tramway Reserve Drain. Estimated cost - \$550,000.
- Investigation 4 Upgrade mains down Market St from the Creek to the classified drain on Leeston and Lake Road. Estimated cost - \$950,000.
- Investigation 5 Install a pipe down Messines St and Station St to Link to the Ellesmere Transport drain. Estimated cost - \$250,000.
- Investigation 6 Link drains 60 and 78 on Harmans Road to divert water via Doyleston. This is not considered a viable due to existing flooding in this area. Estimated cost - \$125,000.
- Investigation 7 Raise floor levels of impacted properties. Estimated cost - \$100,000 per house for pile foundation, \$300,000 per house for slab foundations, \$50,000 per garage.

Options

To achieve the best result for the township Council has developed the following options:

Option	Investigations	Description	Estimated Cost (+/-20%)
Option A	2 + 2a + 3	Complete Leeston North Bypass, provides relief for most areas of the township (north of Station St)	\$1.55 million
Option B	2 + 3	Drain and culvert upgrades from the wetland to the showground culverts. Provides relief for Manse Road and High St and Station St areas	\$1.05 million
Option C	1 + 4	Harmans Road extension plus main upgrades in Market St	\$1.55 million
Option D	1 + 2 + 3	Harmans Road plus drain and culvert upgrades in the Manse Road High St areas. Provides relief for most areas of the township (north of Station St)	\$1.75 million
Option E	4 + 5	Main upgrades Market Street and Messines Streets	\$1.25 million
Option F	2 + 2a + 3 + 1	Complete Leeston North Bypass plus Harman's Road extension	\$2.15 million
Option H	8	Raise the floor levels of the impacted properties	TBC
Option I		Do nothing	\$0

All options include \$50,000 to undertake modelling of the existing reticulation in the township to identify restrictions.

Storm Size

All of the options outlined are likely to provide some relief by providing additional or upsized infrastructure to help manage flooding during significant rainfall events. None of the options will prevent flooding in Leeston on their own. Older pipes within the township are likely to have been sized to carry a 2 year rainfall event, Council require new pipes to be sized to carry a 10 year rainfall event.

The Leeston North Stormwater Bypass has been designed to convey a 50 year event, if this option goes ahead some flooding will still occur in Leeston.

Funding

Council has budgeted \$700,000 in the 2014/2015 rating year to undertake part of the Stormwater upgrade in Leeston. This project could be funded by rates increases in the stormwater rate from the current \$70 per annum to \$100 in the coming year and further increases over the following 7 years to a maximum of \$250 per annum. From this point decreases would be possible.

Each of the upgrade options includes cost of \$700,000 funded by the Leeston stormwater rate. Any additional cost above this \$700,000 would be funded as below:

- a. Lump sum payment per rateable property
- b. The lump sum in (a) above spread over 8 instalments with no interest charged over the 3 year period
- c. Loan (20 year loan term). The interest rate is fixed for a 12 month period as at 31 March each year. The first 3 years of the loan term have a discounted interest rate 2.5% less than the fixed rate)

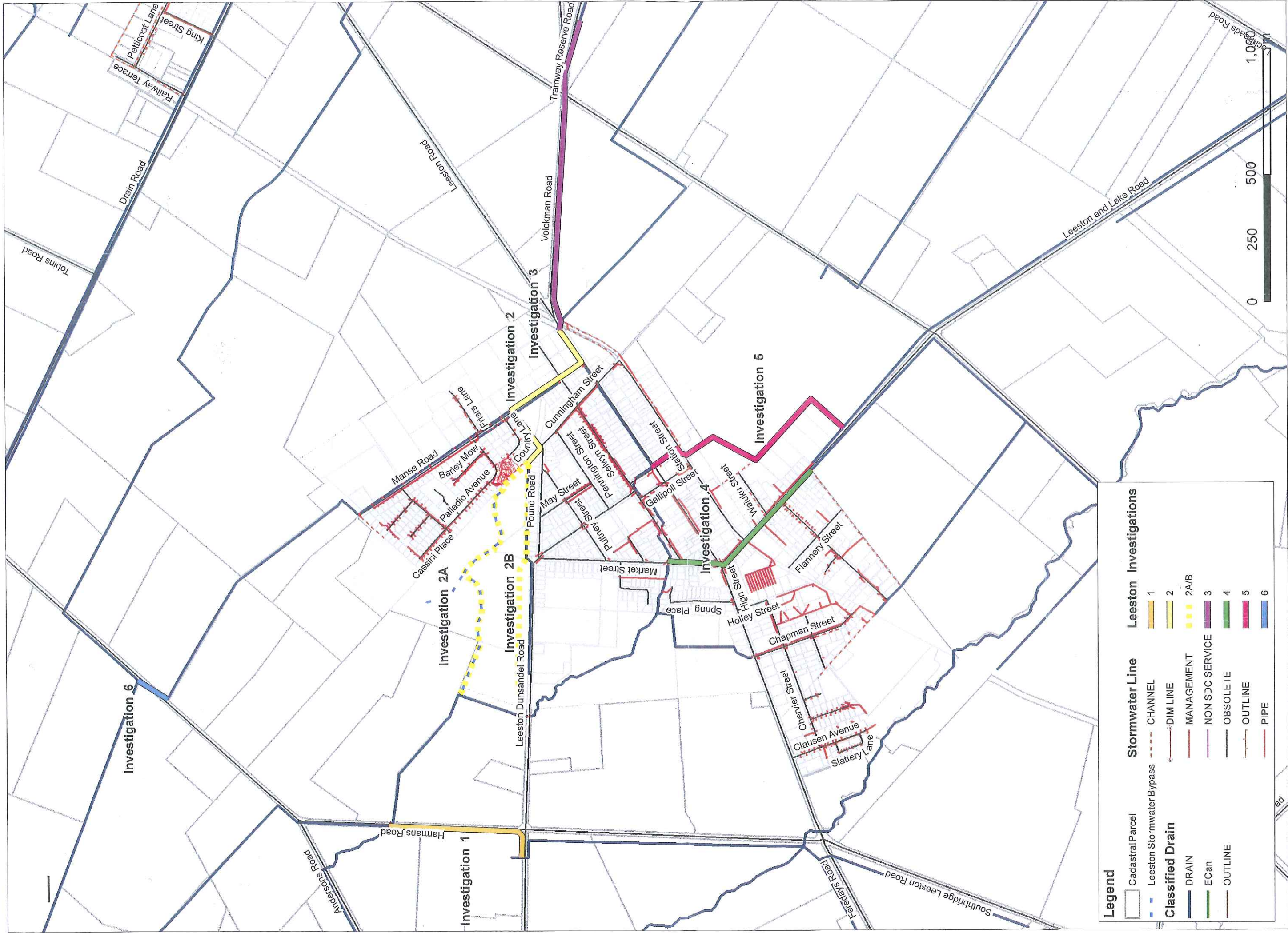
Should one of the Options be progressed, each household will be given the opportunity to select a payment option as outlined above. These other options give a choice of payment to the property owner and spread the cost over a longer period. They assume that **ALL** properties in the Leeston stormwater rating area pay these charges irrespective of the level of direct benefit that the property receives from the work to be undertake.

Should these works be funded by rates rises or lump sum payment the following impacts can be expected:

Stormwater option cost	Less cost funded via annual stormwater rate	Balance of cost to fund	Balance funded by	
			Annual loan targeted rate for 20 years	Lump sum payment
\$1,050,000	\$700,000	\$350,000	\$45	\$480
\$1,550,000 (option A)	\$700,000	\$850,000	\$110	\$1,165
\$1,750,000	\$700,000	\$1,050,000	\$135	\$1,435
\$2,150,000 (option A + F)	\$700,000	\$1,450,000	\$185	\$1,985

The loan rates are based on a 20 year loan with a floating interest rate of 7%.¹

¹ This table has been updated since the Leeston Public Meeting held 31 March 2014.



26 Mountain View Place, Leeston



Rear Garden



End of Mountain View Place



Mountain View Place in Winter











