



28 April 2009

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CONNELL WAGNER LTD.		
DATE	FILE	
29 APR 2009	36951-001	
PROJ. DIR.	ACTIONED	DATE
JW	DT	29/4/09
NARRATION		
FILED, → DCF		

Dear Jeremy

FIRST SCHEDULE CONSULTATION REGARDING PROPOSED PRIVATE PLAN CHANGE FOR RURAL RESIDENTIAL ZONE AT HOLMES BLOCK AND SKELLERUP BLOCK, ROLLESTON

Thank you for your letter of the 2nd April regarding the above. Firstly I should like to apologise for the delay in responding.

You have rightly referred to Policy 13 of Proposed Change 1 to the Regional Policy Statement and provided examples of the Outline Development Plans intended to guide development of the two blocks. Notwithstanding this I would offer the following comments:-

- Holmes Block: Reverse sensitivity issues arising from proximity to SH1. I note the proposed 140m building setback contained in the ODP and presume the Plan Change will include appropriate rule(s) to give effect to this. I would, however, add that noise can be equally disruptive to the enjoyment of outdoor living areas and gardens, and would suggest that this also be addressed in the assessment of noise that will accompany the Plan Change request (RPS Chapter 12 Policy 4 and PC1 Policy 10 refers). Additional mitigation methods may accordingly be required.
- Skellerup Block: Reverse sensitivity issues arising from the Tegel breeder unit. I would refer you to criterion (iv) of Policy 13 to PC1, RPS Chapter 13: Policy 5(b) and Policy AQL5 of the Chapter 3 to the NRRP ('Air Plan'). These policies seek to avoid reverse sensitivity issues arising in relation to established rural activities. Equally issues of reverse sensitivity might arise in relation to 'The Pines' Sewage Treatment Plant and again will need to be addressed in the assessment of noise that will accompany the Plan Change request.
- Criterion (v) to Policy 13 to PC1 requires the ODP to provide for a number of matters to ensure that the development both creates and retains a rural residential character. This includes an integrated design for subdivision and land use. I am not convinced that the draft ODPs would give effect to this. The ODP also seems to provide for a suburban form of development (albeit at a very low density). This seems exacerbated by the large number of 3000sqm to 4000sqm lots.

Our Ref: NO1C/SELW/DIS/200/CHA/99992

Your Ref:

Contact: Michael Rachlin

I hope that you will find the above comments helpful. Due to the lack of relevant information I have not sought to address water quality issues, requirements for Ecan consents etc. and trust that these matters will be dealt with as part of the Plan Change request process.

Yours sincerely

A handwritten signature in black ink, reading "Michael H. Rachlin". The signature is written in a cursive style with a large initial 'M'.

Michael Rachlin
SENIOR RESOURCE MANAGEMENT PLANNER

Cc Tim Harris, Planning Manager - SDC