



Ref: BLM1219

Selwyn District Council
2 Norm Kirk Drive
Rolleston

Sent via email to: jon.trewin@selwyn.govt.nz

Attn: Jon Trewin

**PLANNING
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11 February 2021

Dear Jon

Plan Change 61 – Amendments to the ODP and Mr Boyes Submission to the Proposed Selwyn District Plan

Submission to Proposed Selwyn District Plan by Mr Murray Boyes

Further to your phone call 10 February 2021 regarding the submission from Mr. Murray Boyes to the Selwyn District Plan change in relation to the land subject to Plan Change 61, the applicants for Plan Change 61 are now working in partnership with Mr. Boyes to develop the application site, which includes giving Mr. Boyes an input into the form of future development on the site.

Mr. Boyes has lodged a late submission to the Proposed Selwyn District Plan to reflect his preferred use of the application site. It is acknowledged that this departs from the ODP sought by Plan Change 61, and that the changes he has sought are in part outside the scope of Plan Change 61, but nevertheless seek an urban use of the application site broadly consistent with Plan Change 61.

At the time of writing this, we understand Mr. Boyes will also be amending or withdrawing his submission to Plan Change 61 to reflect the discussions and subsequent agreement between himself and the Applicants. We are conscious that this in turn is likely to have some implications for your s 42A Report and also the evidence to be prepared on behalf of the Applicants, and potentially other submitters. Otherwise, the intention of the Applicants is to proceed to a hearing on the basis of the information currently before the Council, subject to the amendment to the ODP proposed below. The Applicant's view is that the submission on the Proposed Plan should not be accorded any weight at the hearing of PC61, and should simply be left to be dealt with at the appropriate time in the future.

Amendments to the ODP

Partly as a consequence of the recent information from Mr. England from SDC indicating that a water bore to augment the Darfield water supply has been secured, the Applicant is proposing a minor amendment to the ODP in accordance with that attached in Appendix A to this letter. The information relating to the water bore became available to the applicant in January 2021, after further submissions on Plan Change 61 had closed.

The amended ODP seeks to include larger residential development along the Creyke Road frontage changing this area from Business 2 Zoned land to Residential Zoned land. This would enable the Business 2 Zoned activities to be set back from the Groundwater Protection Zone around the proposed new bore and provide for larger allotments along this frontage that could support residential development away from the road edge, and outside of the groundwater protection zone.

Any perceived risk from discharges to ground associated with commercial use of the site in proximity to the new groundwater bore are adequately able to be avoided, including any commercial scaled discharges of sewer. Given it is not yet certain what the land use within the business zone will be once developed, it is considered appropriate at this time to ensure business zoned land is located away from the Groundwater Protection Zone.

By changing this area to residential, but limiting allotments to larger allotments, there is greater certainty as to the use of the land at the eastern end of the application site, and sufficient space within a minimum allotment of 5,000 m² to locate any future stormwater discharge from roof areas outside of the Groundwater Protection Zone. Furthermore, should the reticulated sewer connection for Darfield through to Rolleston not proceed for any reason, there will be ample room within these allotments to provide the necessary on site treatment.

The proposed amendment also gives effect to a particular concern raised in the Ascot Park submission relating to adjacent development south along Creyke Road including larger 1 ha allotments along the road frontage. It is understood that at the time the Ascot Park land was rezoned under Plan Change 24 (Silverstream) the reason for these larger allotments was to provide a buffer between smaller Living 1 zoned residential allotments and the Outer Plains zone land owned (and still owned) by Selwyn District Council across Creyke Road. This land was identified as being for either a private reticulated system serving Plan Change 24 land, or a site on which a full Darfield community reticulated treatment plant could be located.

The proposed amended ODP attached seeks to retain the amenity planting along the Creyke Road frontage, consistent with the existing frontage on the application. This combined with the proposed 5,000 m² minimum allotments along this road frontage will retain a similar sense of a buffer between residential development and Outer Plains Rural Zone as provided through the layout of zoning provided in Plan Change 24 and the subsequent Ascot Park subdivision.

Issue of Scope

With any amendments to a plan change after submissions have been received there is the potential for the issue of scope to arise. In this case, as outlined above, the proposed amendments are proposed as a consequence of information provided in early 2021 by Council regarding water supply and gives effect to part of the Ascot Park submission. Although increasing the overall area for residential development, and therefore reducing the potential business zoned land, the overall number of residential allotments will not be altered from a potential 35 additional residential units, ensuring any party concerned with the level of potential residential development on the site will not be impacted by the proposed change. The concept of larger allotments along Creyke Road has been raised by one of the submissions and is not a significant departure from the proposal. No additional zones have been proposed and no new or amended rules are proposed as a result of this amendment.

In summary therefore, the Applicant is of the view that the amendment to the ODP is fairly and reasonably within the scope of the submission by Ascot Park Limited, will likely result in a reduction in potential effects and will not cause any prejudice to parties who have not submitted on the Plan Change application.

Please feel free to contact the writer on 03 578 7299 or via email anna@blg.nz if you have any questions.

Yours faithfully,

Baseline Group Marlborough

A handwritten signature in black ink, appearing to read 'AB', is placed over a light grey rectangular background.

Anna Bensemann
Senior Planner



KEY

-  Plan Change Boundary
-  Proposed Business Zone
-  Proposed Living 1
(average allotment size at 1950m²)
-  Proposed Living 1
(minimum allotment size at 5000m²)
-  Proposed Planting Strategy Area
-  Berm
-  Indicative Street Trees
-  Indicative Street Lights



Darfield Plan Change

Scale 1:500 @A1, 1:1000@A3
Date 12 Feb 2021
Design EL
Drawn EL
Review AB

Rev.	Date	Amendment
Revision		

Sheet 1