

28 November 2018

GW Wilfield Ltd
C/- Novo Group
PO Box 365
CHRISTCHURCH 8140

Sent by email to: kim@novogroup.co.nz

Dear Kim

PC180059: GW WILFIELD LTD PRIVATE PLAN CHANGE: REQUEST FOR FURTHER INFORMATION

Your application for the above plan change has been assessed for completeness under the First Schedule of the Resource Management Act 1991. A review has been undertaken of the application, with the following further information request being issued accordingly.

Further information

Clarification of the following points is requested to enable Council to better evaluate the nature and effects of the request (Clause 23(1)):

INFRASTRUCTURE

Council staff are satisfied that the application contains sufficient information to progress in relation to water supply, stormwater, power/telecommunications/streetlights and the wider roading network.

Sewer

The Infrastructure report calculates the cost of sewer upgrades on the basis that this cost would be shared by additional development beyond both the existing zoning and that proposed by this plan change application.

Please provide commentary about the practicality of the proposed upgrades, in the event that additional development capacity (beyond this application) is not created at West Melton.

OUTLINE DEVELOPMENT PLAN (ODP)

Content

The ODP needs to show proposed and future roading and pedestrian/cycle connections. Currently there is no connection for the second minor loop (Ridgeland Way) and another secondary connection off Ridgeland Way. Both roads end without any future connection within the proposed plan change site.

Please indicate the future alignment of these road (hatched line?) as currently the roading network appears incomplete. Please include the cycling and pedestrian network.

Layout and text

The proposed ODP uses black and white only to mirror the existing ODP. Council would prefer the applicant to use a coloured format, in line, for example, with the District's Rolleston OPD 10 (Appendix 38). This format also uses the layer concept resulting in a landuse, transport, movement and blue and green network layer, which is a preferred approach that provides subject specific details.

Please provide an ODP with individual layers to demonstrate the proposed landuse, movement and green and blue networks. Where particular provision is to be made in subdivision design (for example, stormwater to primarily follow existing ground conditions, or particular outcomes are to be achieved for the reserve areas, as described in the plan change application), this should be described in text to accompany the ODP diagrams.

CONNECTIVITY

To foster a compact urban form in West Melton, connectivity across roads into the individual developed areas of West Melton will become crucial.

Please confirm pedestrian connectivity within the site and to key destinations in the immediate vicinity.

BUILDING SETBACKS

Other than the existing State Highway 73 setbacks, please confirm whether any specific building setbacks are proposed for the plan change area.

ROAD BOUNDARY FENCING

Please provide details of how you proposed to ensure an open streetscene within the plan change area.

RESERVE/ PYLON CORRIDOR/SETBACKS

There are short and long-term health problems associated with high voltage power lines, hence a clearance to existing National Grid powerlines is essential to mitigate any potential safety, noise and visual effects. Transpower classifies residential housing as a sensitive activity adjacent to a National Grid.

Please provide information to demonstrate how the proposal complies with NZECP34 and Transpower's recommendation on setbacks for housing and structures adjacent to the National Grid, including dimensions for national grid yard, subdivision corridor and setbacks for buildings, structures and vegetation.

How will noise from the conductor lines be mitigated for the adjacent dwellings?

CONSULTATION ALREADY UNDERTAKEN

Please provide details of all consultation already undertaken, and the outcomes of that consultation.

Process from here

Once we have received a response to the above requests, it may be necessary to ask for further clarification of the extent to which this response addresses the above requests.

Whilst you may decline to provide the above information (Clause 23(6)), you need to be aware that the Council may reject the request on this basis.

Once the Council is satisfied that it has adequate information, a report will be finalised to consider and make a recommendation on how to deal with your request.

Please contact me on (03) 347 2833 or rachael.carruthers@selwyn.govt.nz if you have any questions.

Yours faithfully
SELWYN DISTRICT COUNCIL

A handwritten signature in black ink, appearing to read 'Rachael Carruthers', written in a cursive style.

Rachael Carruthers
Strategy and Policy Planner