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**Request for Change to the Selwyn District Plan
prepared for**

GW WILFIELD LTD

Weedons Ross Road, West Melton

November 2018

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prepared for**

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Weedons Ross Road, West Melton

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Request to Change the Selwyn District Plan under Clause 21 of the First Schedule of the Resource Management Act 1991

TO: The Selwyn District Council

GW Wilfield Ltd requests changes to the Selwyn District Plan as described below.

1. The location to which this request relates is:
 - On the south side of West Coast Road/State Highway 73, bounded by Weedons Ross Road to the west. A location plan/outline development plan is attached in Appendix 1.
 - Total Area: 73.5ha
 - Legal Descriptions: See **Attachment 1**.

2. The Proposed Plan Change undertakes the following in the Township Volume (changes underlined or ~~struck through~~):

1. To amend the Selwyn District Plan Planning Maps, by rezoning the site to Living (WM South) Zone.
2. To amend Township Volume, Appendix 20 ODP West Melton by deleting the existing ODP and replacing it with the two ODPs attached in **Attachment 2**.
3. To amend Township Volume, Appendix 20A ODP West Melton headings as follows:

Outline Development Plan & Layer Plan – Living WM North (West Melton North) Zone

Appendix 20A – Living WM North Zone – Outline Development Plan

Appendix 20A – Living WM North Zone – Movement Network Plan

Appendix 20A – Living WM North Zone – Green Blue Network Plan

Appendix 20A – Living WM North Zone – Outline Development Plan

Appendix 20A – Living WM North Zone – Movement Network Plan

Appendix 20A – Living WM North Zone – Green Blue Network Plan

4. To amend A4.5 Townships and Zone, Table A4.4 Description of Township Zones, as follows:

Zone	Description
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<u>Living WM</u>	<u>A living zone specific to West Melton township. Provides for a range of residential densities. The Living WM North Zone, located north of State Highway 73, provides for medium and low density residential areas. The Living WM South Zone, located south of State Highway 73, provides for a predominantly lower building density than other parts of West Melton.</u>
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5. To amend Section B4 Growth of Townships, Residential Density – Anticipated Environmental Results, as follows:

- Living 2 and WM South Zones are low density residential areas

...

- Integrated development, in the Living WM North Zone, achieving high quality urban design whilst also allowing residential growth to occur to meet target household numbers.

6. To amend Part B Section B4 Growth of Townships Policy B4.3.98 as follows:

Provide a primary focus for new residential or business development north of State Highway 73 and south of Halkett Road, and to allow only a limited extent of new low density residential development south of State Highway 73.

Explanation and Reasons

West Melton has developed with community facilities on both the northern and southern sides of State Highway 73. Residential development has taken place north of the highway centred on Westview Crescent, and to a lower density south of State Highway 73 east of Weedons Ross Road. ~~The primary focus for future growth of the township is to be provided for north of the State Highway. Limited n~~ New residential growth will be enabled south of the highway but will be limited in extent and density to minimise effects on the safety and efficiency of the highway. A pedestrian/cycle link ~~has~~ will also be ~~been~~ provided ~~under~~ across the highway to provide an alternative connection between the two areas. This pattern of growth is consistent with maintaining a consolidated form for the future growth of the township, and with Policy B2.1.18 and Town Form Policy B4.3.6.

7. To amend Part B Section B4 Growth of Townships Policy B4.3.101 as follows:

Promote new residential areas in West Melton that maintain the lower residential density of the existing village, where practical, whilst providing for the efficient and effective development of the Living WM North zone.

Explanation and Reasons



West Melton village is an area with larger section sizes than those found in most townships in Selwyn District, particularly those close to Christchurch. Policy B4.3.101 recognises the character of the existing village and the support for larger section sizes in the Township survey results for West Melton (November 1998). A wide variety of lot sizes in response to market demand, have been provided for, but recognising the potential for West Melton to provide a lower density alternative living environment near Christchurch. However, the efficient and effective development of the Living WM North zone must be provided for to achieve the anticipated residential growth for this zone.

8. To amend Part C Living Zone Rules – Buildings, Rule 4.17 as follows:

Permitted Activities – Fences Adjoining Reserves

4.17.2 Any fencing erected parallel to or generally parallel to and within 5m of any Council reserve in the Living WM South Zone, shall be limited to a single post and rail fence with a maximum height of 1.2m and be at least 50% open.

[and consequential renumbering]

9. To amend Part C Living Zone Rules – Buildings, Rule 4.6.2.1 as follows:

The erection of any dwellings in the Living WM Zone shall comply with the building densities and locations shown on the Outline Development Plan and associated Layer Plans (Appendix 20 and 20A) for this zone.

10. To amend Part C Living Zone Rules – Buildings, Table C4.1 Site Coverage Allowances as follows:

Zone		Coverage
Living WM <u>North</u>	Including garage	40%
	Excluding garage	40% minus 36m ²
	Emergency Services only	50%
Living WM <u>South</u>	Site size <1200m ²	<u>30%</u>
	Site size 1200m ² -1800m ²	<u>25%</u>



	<u>Site size >1800m²</u>	<u>Lesser of 20% or 500m²</u>
	<u>Emergency services only</u>	<u>50%</u>

11. To amend Part C Living Zone Rules – Buildings, Rule 4.6.5 as follows:

Except as provided in Rule 4.6.6, the erection on any allotment of any building (other than an accessory building) which does not comply with Rule 4.6.1, 4.6.2.1 or Rule 4.6.3 shall be a discretionary activity in Living 1 zones and the Living WM North Zone.

12. To amend Part C Living Zone Rules – Buildings, Rule 4.6.6 as follows:

The erection on an allotment of any building (other than an accessory building) which does not comply with Rule 4.6.1 shall be a non-complying activity in the Living Z, 1A, 1A2, 1A3, 1A4 and Living 1A6 Deferred zones at Prebbleton and all Living Z, 2, 2A, WM South and Living 3 zones.

13. To amend Part C Living Zone Rules – Buildings, Rule 4.9.20 as follows:

Any dwelling within the area shown in Appendix 20 (Living 1B and Living 2 WM South zones) or Appendix 20A (Living WM North Zone) shall be set back at least 40 metres from State Highway73.

14. To delete Part C Living Zone Rules – Buildings, Rule 4.9.21 as follows:

~~Any dwelling in the Living 2A Zone at West Melton shall have:~~

~~4.9.21.1 A setback from any internal boundary of not less than 6 metres.~~

~~4.9.21.2 A setback from any road boundary of not less than 10 metres.~~

15. To amend Part C Living Zone Rules – Subdivision, Table C12.1 Allotment Sizes as follows:

West Melton	Living 2	5,000m ²
	Living 2A	Maximum number of allotments is 10, and a minimum allotment size of 1 ha.



	Living WM <u>North</u> Medium Density	Minimum lot area of 500m ² and maximum lot area of 3000m ² (Appendix 20A)
	<u>Living WM South</u> (except Low Density)	Minimum lot area of 1100m ² and maximum lot area of 3000m ² (Appendix 20)
	Living WM <u>North and South</u> Low Density	Minimum lot area of 3000m ² and maximum lot area of 5000m ² (Appendix 20A, Appendix 20).
	So that a total of 292 allotments must be achieved across the whole Living WM <u>North</u> Zone	

15. To amend Part C Living Zone Rules – Subdivision, Rule 12.1.3.54 as follows:

Any subdivision of land within the area shown in Appendix 20 (Living 1, Living 1B, ~~Living 2, Living 2A~~ Living WM South or Rural Zones) or Appendix 20A (Living WM North Zone) at West Melton complies with the layout and contents of the Outline Development Plan shown in Appendix 20 and Appendix 20A respectively; and

16. To amend Part C Living Zone Rules – Subdivision, Rule 12.1.3.55 as follows:

Any subdivision of land within the area shown in Appendix 20 and 20A shall:

(a) provide a bund for mitigation of traffic noise along the frontage of State Highway 73 to a height of not less than 2 m and a width of not less than 8.5 m, which shall be landscaped by retention of existing hedges or new planting of sufficient height to visually screen dwellings from the highway;

~~(b) if it is within the area shown in Appendix 20, provide a pedestrian/cycle underpass beneath State Highway 73 between the Living 1 and Living 2 Zones, prior to titles being issued for more than 30 dwellings in the Living 2 Zone.~~

~~(be)~~ if it is within the area shown in Appendix 20A, be subject to an Accidental Discovery Protocol where in the event of any discovery of suspected cultural/archaeological remains (e.g. concentrations of shell, charcoal or charcoal-stained soil, fire-fractured stone, bottles, pieces of glass or ceramics, bones etc) during the undertaking of earthworks and/or the installation of



services, the following protocol shall be followed by the consent holder, or his/her representative:

- Cease all earthworks immediately; and
- Contact the local Rūnanga being Te Taumutu Rūnanga; and
- Contact the Regional Archaeologist at the Christchurch office of the New Zealand Historic Places Trust (03 365 2897); and
- Do not commence earthworks until approval in writing has been given by the Regional Archaeologist of the New Zealand Historic Places Trust, as required under the Historic Places Act 1993.

17. To delete Part C Living Zone Rules – Subdivision, Rule 12.1.3.56 as follows:

~~In the Living 2A Zone at West Melton, the maximum number of allotments is 40.~~

18. To amend Part C Living Zone Rules – Subdivision, Rule 12.1.3.57 as follows:

No subdivision of land in the Living WM North Zone shall take place until:

- (a) A reticulated community potable water supply is available which is capable of serving the entire lots within the subdivision; and
- (b) A reticulated community sewage effluent treatment and disposal system is available which is capable of serving the entire lots within the subdivision; and
- (c) An Outline Development Plan has been incorporated into the District Plan for the development of all land zoned Living WM west of Weedons Ross Road.
- (d) An archaeological assessment has been undertaken by a suitably qualified expert and the results reported to the Council, the Regional Archaeologist at the New Zealand Historic Places Trust, and the iwi organisations Te Ngai Tuahuriri and Te Taumutu Rūnanga. In carrying out the assessment, the expert is to consult with the iwi organisations

19. Any other consequential amendments including but not limited to renumbering of clauses.

3. An assessment is provided in **Attachment 3** in accordance with the requirements of the Resource Management Act 1991 and including Section 32 of the Act.

Kim Seaton, Senior Planner

DATED: 31 October 2018

(Signature of applicant or person authorised to sign on behalf)



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