

**Proposed Plan Change 60 -**  
**Kirwee Central Properties Ltd request to rezone 17.9ha of Living Zone 2A land in West Melton to Living Zone 1**  
**Summary of Decisions Sought**

**Introduction**

The period for making submissions to Plan Change 60 to the District Plan closed on 19 February 2020.

Further submissions give the opportunity for the public to either support or oppose the submissions received and summarised, or aspects of these submissions. Please note it is not another opportunity to make fresh submissions on the Plan Change itself, as a further submission can only relate to a submission which has already been lodged.

The further submission Form 6 is available at all Council offices and online at: <https://www.selwyn.govt.nz/property-And-building/planning/application-and-submission-forms/form-6-further-submissions> It is noted that all specific provisions identified in submissions are referenced in the following summary in *Italics*, with all deletions referenced by strike through and additions underlined.

**Summary of Decisions Sought**

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Support/ Oppose	Decision Sought	Decision No	Summary of Submissions
01	Ian Dickie	1731 Hoskyns Road Kirwee 7571 dickie.ian@icloud.com	Yes	Oppose in part	Not stated	D1.1	Seeks that the already subdivided sections, including Lots 10 to 16 DP 528758 be excluded from the proposed plan change.
02	NZ Transport Agency	C/- Stuart Pearson PO Box 1479 Christchurch 8011 stuart.pearson@nzta.govt.nz	Yes	Oppose	Decline	D2.1	Concerned that no provision has been made for roading connection to local roads within Kirwee, such as School Lane or Walter Place, which creates a segregations of areas and could affect the connections within the local community. Recommends that consideration of local roading connections to School Lane, Walter Place or other similar arrangement is included as part of the ODP.

						D2.2	Requests that the proposed plan change be considered against any updated Urban Development Strategy (UDS) provisions. Consideration also needs to be given to the Regional Policy Statement (RPS).
						D2.3	NZTA is open to discussing the proposal further with the applicant and Council with a view to reaching a suitable agreement whereby the proposed plan change could be approved subject to the inclusion of suitable controls to address their concerns.
03	Christchurch City Council	c/- Emily Allan PO Box 7016 Christchurch 8154 Emily.allan@ccc.govt.nz	Yes	Support in part	Decline rural zoned land / Approve deferred zone land	D3.1	Seeks that the plan change relating to the rural zoned land is refused due to effects on the wider transport network.
						D3.2	Seeks that the plan change relating to the deferred zoned land is accepted in part, with the deferred zoning confirmed with no intensification.
						D3.3	Concerned about the wider transport effects on Christchurch City from the potential increase in commuter traffic volumes into the City from Kirwee and the implications that this will have in terms of increased emissions, congestion and longer journey times. Would like to see the transport effects assessment consider alternative transport options and the transport effects on the wider region.
						D3.4	Concerned regarding the on-site servicing proposed and the implications that this may have on the sustainability of the Greater Christchurch sub-region.
						D3.5	Concerned that the release of land beyond the forecast growth models has the potential to undermine the higher order documents, prepared by various agencies, which have been developed to enable growth to occur in the wider Canterbury region in an integrated and consolidated manner.
						D3.6	Concerned that lodgement of the proposed plan change ahead of the likely gazetting of the proposed National Policy Statement for Highly Productive Land (NPS-HPL) has the potential to undermine the intent of the NPS-HPL.

						D3.7	Concerned that there is a risk to the implementation of the Urban Development Strategy from urban development beyond the UDS boundary, and questions whether the Greater Christchurch Partnership has a view on whether the partnership boundary needs to be extended to cover a wider area.
04	David John Jarman	PO Box 191 Kirwee 7543 david@castlebrade.co.nz	Yes	Oppose	Decline	D4.1	PC60 should not proceed until all available Living 1 zoned land has been developed.
						D4.2	Development of existing Living 1 land on the corner of Hoskyns Road and Courtenay Road is more central to the Kirwee and would accommodate growth in a more compact pattern than that proposed in the Plan Change.
						D4.3	Concern about sewerage disposal and groundwater contamination. The Council should require the applicant to install a reticulated sewerage system and treatment plant as a condition of the zoning, rather than waiting until approval of a subdivision
						D4.4	The visual landscape from Hoskyns Road may change significantly and adversely.
						D4.5	Concern that the high volumes of traffic generated by the additional sections would create a highly dangerous intersection at Suffolk Drive/Hoskyns Road, especially with the sun angle in peak hour at certain times of the year.
						D4.6	Concern that the high increase in traffic at the Suffolk Drive/Hoskyns Road intersection poses a significant safety hazard for pedestrians using the footpath on Hoskyns Road, and navigating through the subdivision to School Lane/Walter Place.
						D4.7	Concern regarding the additional traffic movements on children's safety and general road safety in the area.
						D4.8	Concerned that the Greendale Fault is not correctly mapped in the application and request confirmation that the information provided is corrected.

05	Bealey Developments Ltd	c/ - Davie Lovell-Smith Ltd PO Box 679 Christchurch 8140 mark.brown@dls.co.nz	Yes	Support	Approve as notified	D5.1	Support future requirement to amended existing consent notices
						D5.2	Concern that the potential transport network may not be conducive to future development of submitters land.
						D5.3	Seeks clarification as to the status of the outline development plan layer labelled 'potential transport network'.
06	Fire and Emergency New Zealand	c/- Beca Ltd PO Box 13960, Armagh Street Christchurch 8141 Nicolle.Vincent@beca.com	Yes	Oppose	Decline	D6.1	Kirwee currently has an insufficient water supply for firefighting purposes and PC60 does not provide FENZ with the certainty to support or remain neutral with respect to the plan change.
						D6.2	FENZ seeks the addition of provisions as part of PC60 that require any new lots or habitable buildings within the plan change area to be provided with a water supply connection that complies with the New Zealand Firefighting Code of Practice SNZ/PAS 4509:2008 (CoP). Where a reticulated supply cannot provide adequate water volume and pressure for firefighting as set out in the CoP, an alternative on-site firefighting water supply shall be provided in accordance with the CoP.
						D6.3	FENZ welcomes the opportunity to work with the applicant to establish an acceptable firefighting solution for the plan change area.
07	Ministry of Education	c/- Beca Ltd PO Box 13960, Armagh Street Christchurch 8141 morgan.fallowfield@beca.com	Yes	Neutral	Not stated	D7.1	Seeks that the Ministry of Education is able to engage with Council and the developer in respect of potential effects on the capacity and growth of Kirwee Model School
						D7.2	Seeks that the Ministry of Education is consulted on the potential traffic effects including the proposed pedestrian and cycle access on Kirwee Model School
						D7.3	Seeks that the applicant establishes that there are no adverse and cumulative effects on the Kirwee Model School in respect of the proposed onsite discharge of wastewater.

08	Canterbury Regional Council	c/- Sam Leonard PO Box 345 Christchurch 8140 sam.leonard@ecan.govt.nz	Yes	Oppose in part	Not stated	D8.1	Strongly encourages the provision of reticulated wastewater services for new residential development rather than the proposed wastewater servicing method of individual on-site wastewater treatment systems.
						D8.2	Concerned that it would be inappropriate to service the plan change area with on-site wastewater systems ahead of any Selwyn District Council decisions on the future of a coordinated approach to wastewater infrastructure serving Kirwee.
						D8.3	Would like to see a requirement for the outline development plan to include reticulated wastewater servicing, or a mechanism in place to require a co-ordinated approach to reticulation at the time of subdivision.
						D8.4	Environment Canterbury would welcome pre-application consultation for any reticulated wastewater proposal.
09*	Christchurch City Council	c/- Emily Allan PO Box 7016 Christchurch 8154 Emily.allan@ccc.govt.nz	Yes	Support in part	Approve, in part	D9.1	Seeks that the plan change is accepted in part, with no intensification beyond what is needed to provide for local growth needs as identified in the Malvern Area Plan.
						D9.2	Concerned about the wider transport effects on Christchurch City from the potential increase in commuter traffic volumes into the City from Kirwee and the implications that this will have in terms of increased emissions, congestion and longer journey times. Would like to see the transport effects assessment consider alternative transport options and the transport effects on the wider region.
						D9.3	Concerned regarding the on-site servicing proposed and the implications that this may have on the sustainability of the Greater Christchurch sub-region.
						D9.4	Concerned that the release of land beyond the forecast growth models has the potential to undermine the higher order documents, prepared by various agencies, which have been developed to

							enable growth to occur in the wider Canterbury region in an integrated and consolidated manner.
						D9.5	Concerned that there is a risk to the implementation of the Urban Development Strategy from urban development beyond the UDS boundary, and questions whether the Greater Christchurch Partnership has a view on whether the partnership boundary needs to be extended to cover a wider area.

**\* LATE  
SUBMISSION**