

31 May 2019

Kirwee Central Properties Ltd
c/- Baseline Group CLS Ltd
PO Box 8177
Riccarton
CHRISTCHURCH 8440

Attention: Sally Elford

Sent by email to: sally@blg.nz

Dear Sally,

PC190060: Kirwee Central Properties 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, to enable Council to better evaluate the nature and effects of the request (Clause 23(1)):

Suitability of the site for residential development

Geotechnical Report

The Geotechnical Report provided in support of the application is dated May 2013 and the borehole testing done at that time did not include the lower portion of the site.

Please provide an updated geotechnical report that encompasses the entire site, consistent with MBIE guidelines for geotechnical investigations for earthquake engineering.

NES Contamination

The National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health (2011) was considered in a Preliminary Site Investigation (PSI) was prepared by Tasman Environmental Management. This report is dated October 2012.

Please confirm that since the report was written no activities have occurred on the land that would increase the risk to human health from soil contamination. In the event that any potential activities have occurred, please provide an updated PSI to assess the risk.

Infrastructure

Supply of Water

Section 5 of the Servicing Report states that the existing water supply scheme in Kirwee does not have sufficient capacity to service the proposed subdivision area. It is noted that a utility lot has been vested with Council for the purpose of providing a new water supply well and headworks as part of a previous resource consent (RC 175578), but it does not appear that this work has been undertaken to date.

Please provide an assessment of the predicted demand that the proposed development will put on the existing water supply, including clarification of:

- peak day peak hour flow rate;
- peak day volume; and
- annual volume.

Please also advise whether:

- it is intended that future development be provided with unrestricted or restricted connections;
- the proponent proposes to transfer ground water use rights to Council.

Sewer

Section 3 of the Servicing Report proposes that sewer from each future lot will be treated on site and that consent in this regard will be required from Environment Canterbury.

Given the intensification of development proposed by this request, please provide evidence that Environment Canterbury is supportive of this approach.

Roading

The Transportation Assessment provided in Appendix 5 is identified as Draft 2, dated 13 December 2018. If a final version is available, this should be provided to Council.

The assessment provided discusses possible upgrades of Hoskyns Road and Courtenay Road and comes to the conclusion these are not necessary. Council's Asset Manager – Transportation has advised that a change to a Living 1 density will require a standard urban level of service, being kerbing, street lighting and footpaths, both internally and externally. This includes Hoskyns Road, at least across the frontage of the plan change area. In this location, the carriageway will be required to be widened to at least to provide right hand turn facilities into the site and it would be expected that, in conjunction with the installation of kerbing along the site frontage, the existing carriageway would be widened 2-3m to provide a 9m wide carriageway for parking and a standard commensurate with the internal roading. It would be expected this is also provided back to Courtenay Road including street light upgrades. These requirements would be established at the time of any new subdivision consent and the need to obtain Council Engineering Approval for all works.

Please provide an assessment of any changes to the roading network that may be required to cater for the intensification of the proposed zoning.

Please note that Council's Asset Manager- Transportation has advised that any further sealing of Hoskyns Road through to SH73 is not part of Council's strategic route and is not on any forward program at this time.

The ODP provided with the application show existing and proposed roading and pedestrian/cycle connections. This indicates that there is currently only one connection from the site to another legal road, being Hoskyns Road. As such, Suffolk Drive could be considered to be a cul-de-sac until such time as the future connections shown on the ODP are implemented. A cul-de-sac of this length is inconsistent with the provisions of the District Plan.

Please indicate a future alignment of Suffolk Drive as currently the roading network appears incomplete. Please include the cycling and pedestrian network.

Settlement pattern and amenities

The Plan Change request states *“The proposed plan change will enable an area of land close to the heart of the Kirwee township to be developed for higher density residential use. The application site is contained between two existing roads and immediately adjoins the existing Living 1 zone providing expansion to the township without crossing high speed roads”*.

While parts of the site are less than 300 metres from the centre of Kirwee as the crow flies, they are 1.6 kilometres from the same location via public streets (including some high speed roads). As such, to foster a compact urban form in Kirwee, connectivity is a critical issue. Please provide an urban design assessment, focusing particularly on Kirwee’s settlement pattern, connections between the site and the broader settlement, and the access to amenities for residents.

Outline Development Plan (ODP)

Council preference for ODPs is to use a format in line with the District’s Rolleston OPD 10 (Appendix 38), which uses a layer concept resulting in individual landuse, transport, movement and blue and green network layers. This is the preferred approach as it provides specific details.

Please provide an ODP with individual layers to demonstrate the proposed landuse, movement and green and blue networks.

Consultation

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 1809 or jocelyn.lewes@selwyn.govt.nz if you have any questions.

Yours faithfully
SELWYN DISTRICT COUNCIL

A handwritten signature in black ink, appearing to read 'J Lewes'.

Jocelyn Lewes
Strategy and Policy Planner