

2 November 2020

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

Sent by email to: [kim@novogroup.co.nz](mailto:kim@novogroup.co.nz)

Dear Kim

**PC200067: 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**

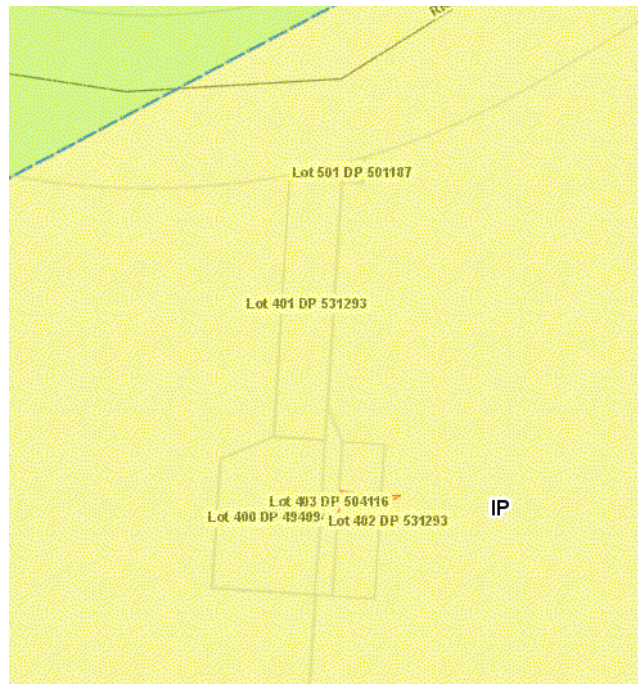
Clarification of the following points is requested to enable Council to better evaluate the nature and effects of the request (Clause 23(1)):

**NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020**

1. This Plan Change is heavily reliant on the NPS-UD 2020 to address the conflict with the Regional Policy Statement, particularly RPS Objectives 6.2.1 and 6.2.2.5, and their associated policies. Please therefore provide an amended assessment of the application against the NPS-UD 2020. In particular:
  - a. Please demonstrate how the Plan Change would contribute to a well-functioning urban environment (as defined by every part of Policy 1), in order to enable an assessment against Objective 1, Objective 8, Policy 6, Policy 8 and Clause 3.8(2)(a).
  - b. Please demonstrate how the Plan Change would improve housing affordability, in order to enable an assessment against Objective 2.

**EXTENT OF THE PLAN CHANGE**

2. The Plan Change as proposed would result in the existing Ridgeland Way utility lots having remnant Rural Zoning, surrounded by Living WM (South) Zone. Please confirm that you do intend to include these parcels in the Plan Change area, and amend the application accordingly.



#### SUITABILITY OF THE SITE FOR THE PROPOSED PLAN CHANGE

3. Please provide a geotechnical report for the whole of the plan change area. The report needs to be prepared by a suitably qualified and experienced geotechnical engineer and to be at a level of detail appropriate to a plan change.
4. The application site has been identified as being at risk of flooding in a 200-year Average Recurrence Interval rainfall event (<https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/>). Please provide an amended s32 evaluation that takes this information into account.
5. Please provide a Preliminary Site Investigation (as defined by the National Environmental Standard for Assessing and managing Contaminants in Soil to Protect Human Health), or series of such Preliminary Site Investigations, that encompass the whole of the plan change area.

#### PRELIMINARY CONSULTATION

6. Please provide the results of any consultation undertaken with runanga (either directly or via Mahaanui Kurataiao Ltd) in relation to this plan change.
7. Please provide the results of any consultation undertaken with adjoining landowners in relation to this plan change.

#### INFRASTRUCTURE

8. Please clarify:
  - a. The Infrastructure Report submitted with the request shows a second intersection with Weedons Ross Road, located between Kingsdowne Drive and the ODP road. If this intersection is indeed proposed, please demonstrate that the required intersection separation distances can be accommodated, and provide an amended ODP plan that accounts for this secondary road.

- b. The proposed ODP shows a shared pedestrian/cycle lane along the ODP primary road, and a second along Weedons Ross Road to the north western corner of the plan change site, but nothing connecting the two. Please either justify the disconnect or provide an amended ODP that provides pedestrian/cycle connectivity between the ODP primary road and the Weedons Ross Road pedestrian/cycle lane shown on the ODP.

#### OUTLINE DEVELOPMENT PLAN (ODP)

9. Given the dependency of this Plan Change on the outcome of Plan Change 59, please provide an ODP (both text and maps) that assumes that Plan Change 59 has been granted in the form currently sought.
10. The blue network plan shows an indicative location for a water bore. Is this in addition to the bore that has already been provided as part of Wilfield, or an additional bore?

#### **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.

Whist 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](mailto:rachael.carruthers@selwyn.govt.nz) if you have any questions.

Yours faithfully  
SELWYN DISTRICT COUNCIL



Rachael Carruthers  
Strategy and Policy Planner