

Appendix 17: Record of meeting with Selwyn District Council



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CONSULTANTS

resource management & planning

Meeting Minutes: Selwyn District Plan Review - Levi Rd/Lincoln Rolleston Road
Rezoning Submission

Location: SDC Rolleston

Date: 12/10/20

Time: 10am

Attendees:

For landowners:

Phil Kennard (PK, landowners' agent)	Richard Johnson (RJ, Aston – planner)
Will Salmon (WS, Paterson Pitts – surveyor)	Fiona Aston (FA, Aston – planner)
Nicole Lauenstein (NL, a+urban – urban design)	Lisa Williams (LW, Novo – traffic engineer)

For SDC:

Robert Love (RL, planning)	Mark Rykers (MR, Greenspace)
Murray England (ME, Assets – servicing)	Andrew Mazey (AM, Assets – traffic)

1. PK introduced the site, land owners, background to the proposal and overall intentions. Purdon/Rasumssen horse training facility is \$3million investment above land value but no longer fit for purpose due to reverse sensitivity effects with encroaching neighbouring residential development. Serious issues especially regarding health and safety (rubbish, plastic bags consumed by horses, dogs).
2. NL gave an overview of the proposed ODP noting that despite its elongated shape and the effect of the CIAL noise contour, the ODP had a clear logic to it. Medium density housing will be 'scattered' in small clusters throughout the development including along the reserve edges and around cul de sacs.
In discussion SDC staff noted
 - a) No perimeter road around the Council reserve
 - b) Use of walkaways/cycleways for internal reserve circulation
 - c) ODP needs to emphasise linkages into the reserve and the form to be determined later
3. CIAL Noise Contour discussion
 - a) Location of Broadlands Drive extension: inside noise contour or clearly within the subdivision
 - b) FA advised CIAL was relaxed about roads/reserves inside contour
 - c) Restriction is for "noise sensitive activities"

- d) RL noted Proposed Plan controls on roads/reserves in Rural Zone (permitted/discretionary subject to conditions?)
 - e) RL advised would oppose deferred zoning under contour
 - f) NL raised prospect of land swap reserve for land outside contour in south development block. Proposal not rejected; further discussions needed
4. WS described the subdivision layout
- a) Preliminary yields well above NPS-UD at 13.8 lots/ha north block, and 14 lots/ha southern block
 - b) Any retirement village needs to be identified in ODP and justify location
 - Proximity to town centre (< 1km)
 - On main access road
 - Site adjoins lifestyle blocks
 - Capacity to extend village
 - Close to ODP reserve and easily accessible to Council reserve
5. Neighbourhood centre within the development?
- a) There are existing/proposed neighbourhood centres nearby
 - b) Only 750m to town centre from northern block so why duplicate
 - c) Retirement village would be self-sufficient for most services
 - d) Levi Road is to become main access in to town centre. AM – have there been any discussions with other parties about a service station on Levi Road frontage?
6. Reserves: MR
- a) No firm plans for use of the reserve
 - b) Change in contour may free up other uses to help fund reserve development (2023)
 - c) SDC doing preliminary needs assessment noting
 - 22ha sports park near Prebbleton
 - Mixed use park incl indigenous revegetation and making use of Class 2 soils inc community gardens
 - d) Land swap dependent on noise contour decision
 - e) ODP reserves are ok with good relationship to development
 - f) Connectivity to reserves good
 - g) Finalise nature of accesses later; indicative access points only on ODP
7. Services: ME
- a) Stormwater to ground
 - b) Water OK with capacity
 - c) Wastewater has some issues
 - main lines near to the development area at three points at depth
 - need to model to assess pump station performance
 - WSP has Council model
 - Need to show from modelling that servicing is feasible in submission.
 - d) Roading – AM: generally ok and connects well to rest of Rolleston
 - Levi Road/Lincoln-Rolleston Rod intersection upgrade planned
 - Double lane roundabout or lights
 - Submission to indicate thinking
 - No widening of Levi needed
 - Remove the cul de sacs facing onto Lincoln Rolleston Rd. A third vehicle access point onto Lincoln Rolleston Rd is ok.

8. DEV-RO1 (was ODP 4)
 - a) PK noted reluctance of landowners to develop
 - b) Agreed that ODP needs amending to show linkages, remove large lot Res against Levi block
 - c) Needs two connections in to Levi
 - d) Broadlands extension to be shown and can be facilitated by Public Works Act acquisition

9. Proposed District Plan Policies
 - a) Climate change: what detail needed in submission? RL – consider:
 - Walkability
 - Park n ride
 - Public transport
 - Not a satellite development
 - b) High quality land – RL:
 - Justify taking land out of production
 - Proposed District Plan versatile soil policy - only has a “recognise and provide for” policy
 - Needs to be addressed in evidence given timing of enactment of NPS HPL (mid 2021)
 - c) Economic assessment - RL
 - RPS data not updated yet
 - What is significant capacity – no RPS advice on this as yet
 - RD Hughes PC has advice from Market Economics on this
 - Review that Plan Change
 - There is a report going to SDC in the next 2 weeks noting a significant shortfall in zoned land at Rolleston in medium term. This shortage is being addressed by Hughes development. FA – has SDC considered the appropriateness of this being rectified by just one landowner. Risk of monopoly situation and landowner controlling land supply
 - Arguments needed on best economic use of the site
 - d) “Avoid” urban growth policy (UG-Pol 3)

RL noted that the Policy reflects RPS (now dated) and so avoid is to be read in terms of what the policy position is now with NPS-UD trumping both RPS and Proposed Plan (you could ask why SDC seem unwilling to fix this issue by its own submission!). King Salmon case law does not apply as there is an ‘uncertain’ policy framework.

Appendix: Preliminary plans, including ODP

CONCEPT 1

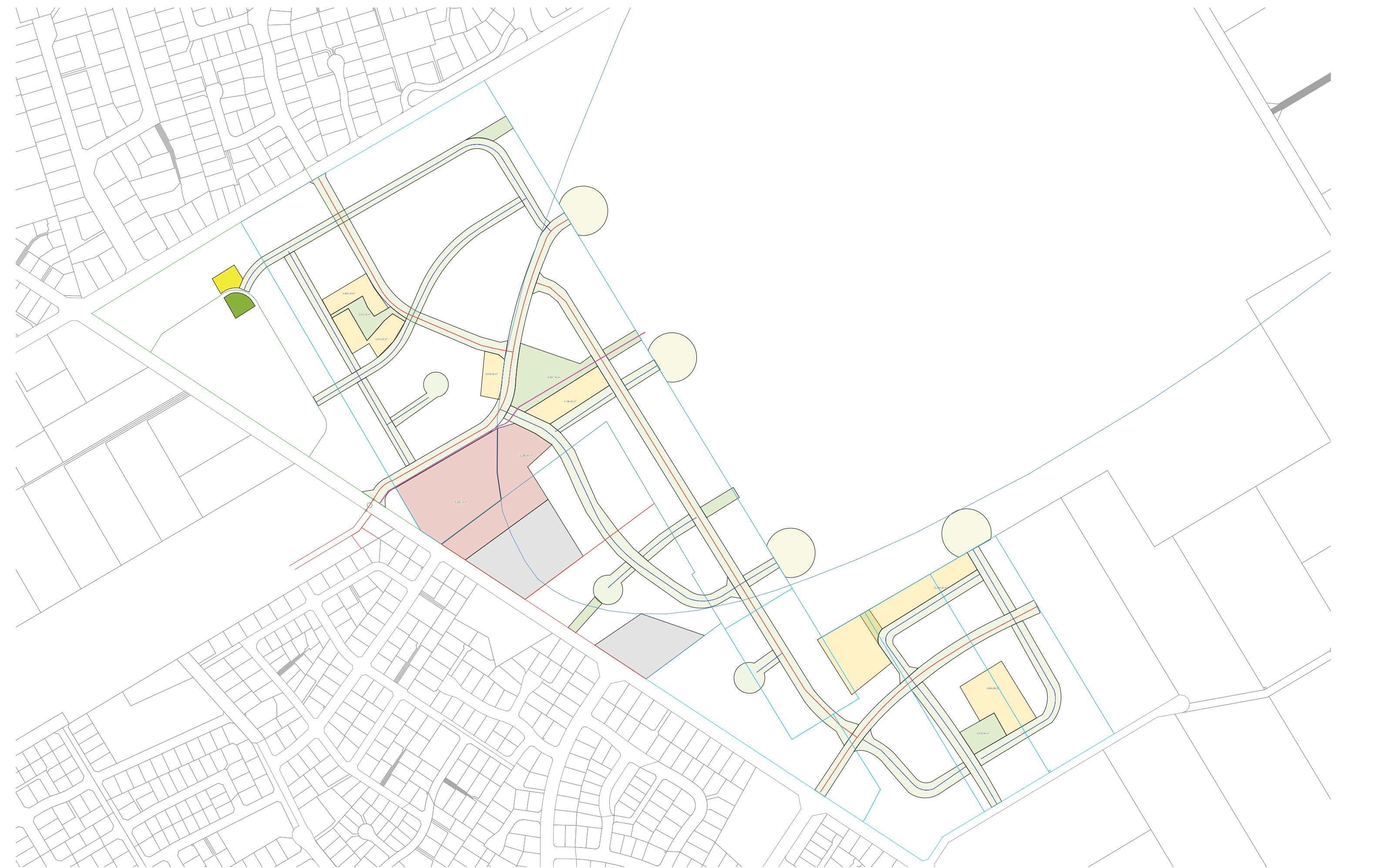
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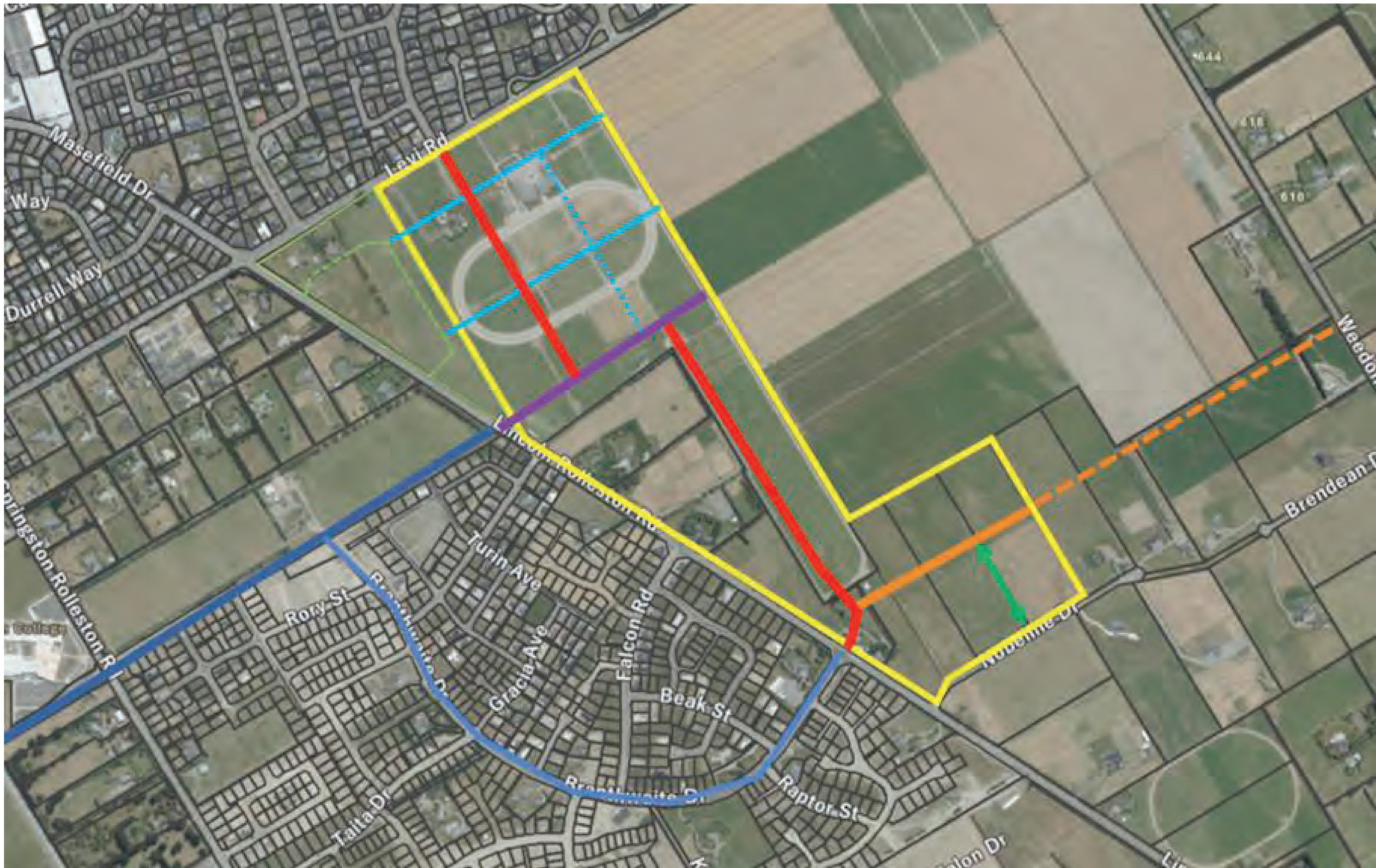
CONCEPT PLAN (1 : 5000 @A3 1:2500 @A1)
DRAFT for internal discussion



CONCEPT 1







ROAD HIERARCHY (SDC /NOVO)



ODP +



ooo Ped./cycle connections to reserve (SDC)

- Primary vehicular connection EAST-WEST to Resene
- " NORTH SOUTH "
- ROAD LINKS TO immediate neighbouring properties
- vehicular connection to Weedons Road

PRELIMINARY ODP (1 : 5000 @A3)

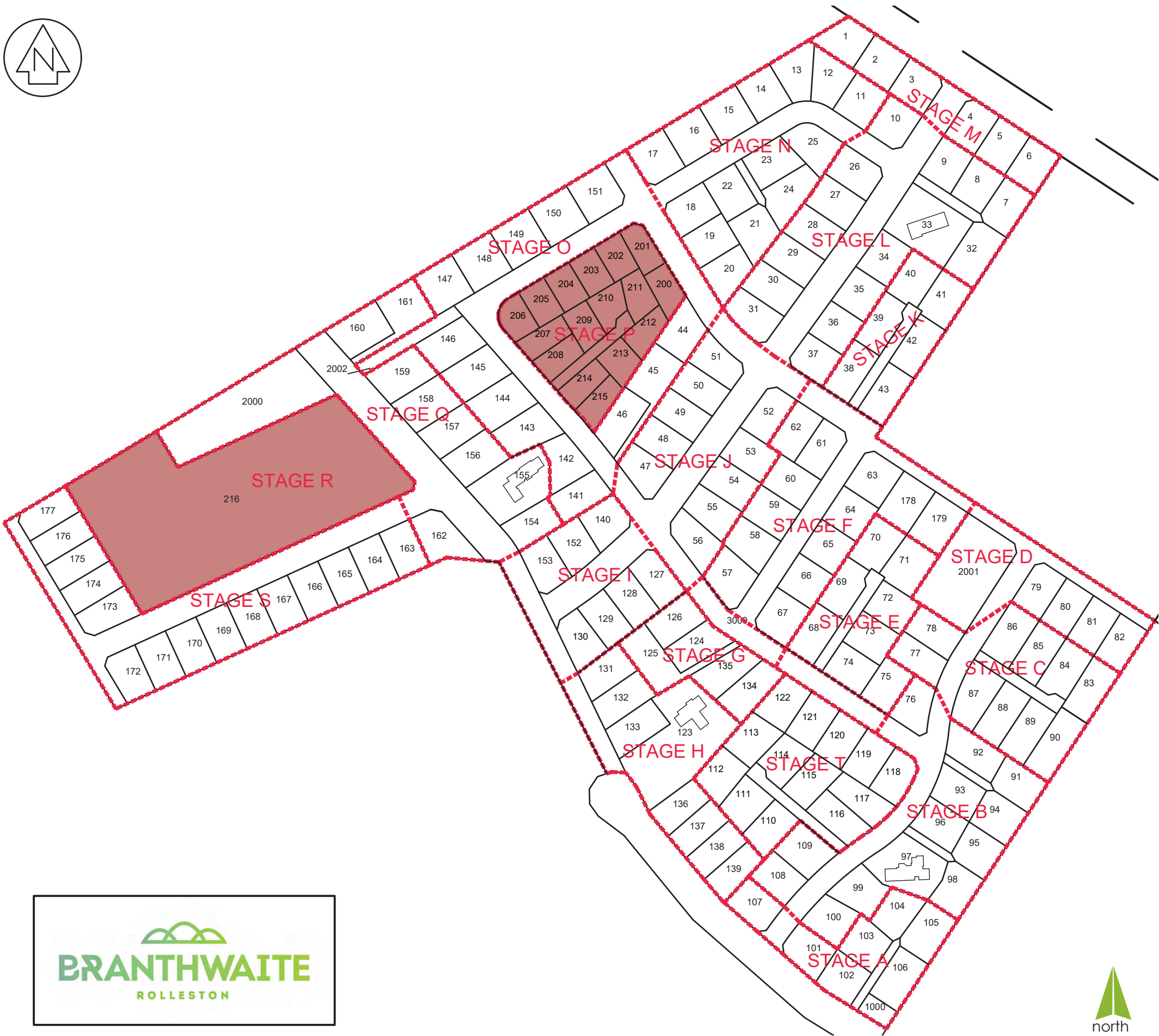








Figure 5.2: Rolleston Structure Plan





RESERVE

LEVI ROAD
Residential Development
DRAFT for internal discussion

scale
date: 14 Sept. 2020
designed /drawn : NL

sheet 09



