

December 2021

Selwyn District Council
2 Norman Kirk Drive,
Rolleston 7614

Attention: Rachael Carruthers and Nick Boyes

Sent via email: rachael.carruthers@selwyn.govt.nz and nick@planzconsultants.co.nz

PC200074: Hughes Developments Limited Private Plan Change: Response to Further Information Request

Dear Rachael and Nick,

Thank you for the Request for Information, we have provided a response to each of your questions below.

Description of the Proposal

1. The Plan Change adopts the existing Living West Melton Medium Density Zone within the Operative District Plan. This zone enables residential lots to be created with a site area of between 500m² and 3,000m².

Subdivision Layout Concept for the Plan Change site showing the intended density for the site and the distribution of density throughout the site. As the concept shows, it is intended for the plan change site to continue with the density established within the adjoining Gainsborough development. The concept layout is attached as Appendix A.

There is no major divergence within lot densities within the site; however any variation that does occur is located centrally within the site. Accordingly, the ODP has been updated to indicate lots with an area larger than 1,000m² to be provided on the outer boundaries of the Plan Change area. The Updated ODP is included in Appendix B.

Proposed Amendments to the District Plan

2. The Plan Change request has been updated to show other zoned land within West Melton (Appendix C).

Rural Urban Interface

3. The Plan Change request has been updated to refer to Halkett Road (Appendix C).
4. Past experience has identified specific boundary controls (i.e. post and rail fencing) can prove problematic to adjoining rural properties. Accordingly, aside from controlling density along the western boundary, no further boundary controls are contemplated at this stage.

Consent conditions reinforced by Consent Notices will address any costs associated with fencing along the shared boundary with the rural properties indemnifying the owners of the rural zoned properties from contributing to the cost.

Boundary treatments along State Highway 73 and Halkett Road have been further progressed. These amendments have been reflected in the amended ODP and are discussed in detail within the revised design statement prepared by Urban Acumen (Appendix D).

Natural Hazards and Geotechnical

5. Plans and a detailed assessment of Councils flood modelling across the plan change site were included in the Infrastructure Report that was submitted as part of the original Plan Change Request (Appendix E).

The Plan Change Request has been updated to include and assessment of the relevant provisions in Chapter 11 of the Canterbury RPS.

Versatile Soils

6. The Plan Change request has been updated to include the information on LUC Class 2 and 3 soils.
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National Policy Statement on Urban Development 2020

8. The Housing and Business Development Capacity Assessment undertaken by Council identifies a short fall of housing capacity in the short term of approximately 1,464 lots in the next 10 years. There are currently 4 Plan Change Requests in West Melton for residential development which provides a total of approximately 857 lots.

The residential character of West Melton is different to other Selwyn townships which either have strong urban characteristics (e.g. Rolleston, Lincoln and Prebbleton) or strong rural characteristics (Darfield, Kirwee and Leeston). West Melton represents a blend of both urban and rural characteristics, and the Plan Change Request seeks to maintain these characteristics whilst providing capacity to meet the shortfall in demand.

Assessing the Plan Change within a wider Selwyn perspective, there are currently 17 private plan changes which have residential development as a core component, providing an estimated combined capacity of 11,700 dwellings within the district. The plan changes (and associated capacity) are largely confined to the larger townships within Selwyn namely, Rolleston (56%), Lincoln (17%) and Prebbleton (13%). These plan changes are all seeking to adopt a Living Z residential framework and are working towards a net density of 12hh/ha. The Living Z framework, alongside the revised net density targets being adopted by these plan changes, precludes the provision of larger sized lots such as those provided for within the HDL plan change request. West Melton has its own defined character and the plan change request seeks to provide additional capacity of the existing land and housing pattern that currently characterises West Melton.

Similarly, within the Greater Christchurch catchment, 130 lots of this size and density represents a significant proportion of this type of development, largely due to the fact that this type of development is not facilitated readily within the wider Greater Christchurch area.

9. The Plan Change request has been updated to include an assessment of Policy 1 of the NPS-UD in Appendix C.

District Plan Objectives and Policies

10. The Plan Change request has been updated to include an assessment of Policies B4.3.98 – B4.3.102 in Appendix C.

Outline Development Plan

11. An updated ODP reflecting the requested changes in Appendix B.

Appendix A Infrastructure Report

12. The Infrastructure Report has been updated to address water capacity in Appendix E.

Appendix C Preliminary and Detailed Site Investigations

13. The comments from ECan were not included in the RFI request and as indicated earlier, we have been unable to contact you to obtain these comments. Notwithstanding this, the level of detail provided in the Preliminary and Detailed Site Investigations is appropriate for this Plan Change. Further details can be provided at the time of subdivision consent.

Appendix D Traffic Assessment

14. In order to address concerns regarding access to SH73 and potential risks associated with right hand turning manoeuvres, the applicant has amended the plan change request to incorporate internal road access to Rossington Drive. Based on this amendment and subsequent discussions with Waka Kotahi, Novo Group has provided a memo attached as Appendix F.

Appendix E Urban Design Statement

15. Urban Acumen has provided a memo attached as Appendix D. Rough and Milne have provided comments regarding questions 15 and 18 attached as Appendix G.

In addition to the above, consultation has occurred with Mahaanui Kurataiao regarding the proposed plan change request. The correspondence is attached as Appendix H.

If you have any questions regarding the contents of this letter, please do not hesitate to contact me on (03) 379 0793 or via email: alice.burnett@dls.co.nz

Kind Regards,
DAVIE LOVELL-SMITH LTD



Alice Burnett
Planner

Appendices:

- A:** Concept Subdivision Layout
- B:** Updated Outline Development Plan
- C:** Updated Plan Change
- D:** Revised Urban Design Statement
- E:** Updated Infrastructure Report
- F:** Updated Traffic Assessment
- G:** Landscape and Visual Assessment
- H:** Mahaanui Kurataiao Limited