

3 February 2021

Hughes Developments Ltd
C/- Davie. Lovell-Smith
PO Box 679
CHRISTCHURCH 8140

Sent by email to: mark.brown@dls.co.nz

Dear Mark

PC200074: HUGHES DEVELOPMENTS 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)):

3.1 DESCRIPTION OF THE PROPOSAL

1. You describe the ODP as providing lower density generally on the boundaries which face existing rural areas and medium density more centralized with the blocks and near the reserve area. However, the ODP submitted does not include that level of detail, either on the map or in any accompanying text. Please amend and resubmit.

3.3 PROPOSED AMENDMENTS TO THE DISTRICT PLAN

2. The image at the top of page 7 indicates that the whole of the existing West Melton township north of State Highway 73 is currently zoned Living West Melton. This is incorrect – there are significant areas of other zoned land, including Business 1 land, within this area. Please amend and resubmit.

5.2 RURAL URBAN INTERFACE

3. In the first paragraph you refer to the plan change area being separated from rural properties to the north by West Melton East Road. Do you in fact mean Halkett Road? Please review and amend.
4. Please identify which existing boundary treatment controls you are proposing to apply to the Living WM East zone.

5.3 NATURAL HAZARDS AND GEOTECHNICAL

5. The most recent flood modelling undertaken by Council indicates that this site may be subject to inundation in a 200-year Average Recurrence Interval flood event, and that it may contain areas that fall within the Regional Policy Statement definition of 'high hazard'. The

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model results are available at <https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/>
Please provide an appropriate assessment of the flood hazard associated with residential development of this site.

5.8 VERSATILE SOILS

6. Given that Class 3 soils are described by the Land Use Capability Survey Handbook 3e <http://digitalibrary.landcareresearch.co.nz/digital/collection/p20022coll14/id/74/> as being “suitable for cultivated crops, vineyards and berry fields, pasture, tree crops or production forestry”, please review and amend your statement that the site is considered to have severe limitation for food production even with irrigation.
7. The northern portion of the application site is subject to LUC Class 2 classification, rather than the Class 3 referred to in the application. Please review and amend the application to take into account the presence of versatile soils on the application site.

6.1 NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020

8. The requests relies on Policy 8 of the NPS-UD as it asserts that it would add significantly to development capacity. At its meeting on 9 December 2020, Council adopted an update its Housing and Business Development Capacity Assessment for the short, medium and long term¹. There are a significant number of plan change requests currently lodged with Council. While the capacity assessment provided with the request considers the percentage increase that the request will add to West Melton, please amend this to consider the additional capacity provided to the wider district over the short term timeframe considered by the NPS-UD. The capacity proposed within the other plan change requests (available at <https://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/plan-changes>) should be considered in regards to the above request.
9. The assessment of the criteria in Policy 1 of the NPS-UD for ‘well-functioning urban environments’ does not address every part of Policy 1. Please provide a complete Policy 1 assessment of the application in relation to each of: West Melton; the surrounding district; and the Greater Christchurch area.

6.3 DISTRICT PLAN OBJECTIVES AND POLICIES

10. Township Volume – please provide an assessment of the proposal against each of Policies B4.3.98 – B4.3.102.

OUTLINE DEVELOPMENT PLAN

11. Please provide an amended outline development plan that:
 - a. Uses colours and symbology consistent with recent changes to the Selwyn District Plan;
 - b. Highlights where constraints have been identified and what response is proposed, including: double frontage along SH73; larger allotments to the west; and the rural interface to the east;
 - c. Highlights where larger/smaller lots are considered an appropriate response;
 - d. To provide for reservoir storage, shows a utility lot – refer attached plan; and
 - e. To allow for a new bore, shows an indicative 100m radius Ground Water Protection Zone – refer attached plan

¹ https://www.selwyn.govt.nz/_data/assets/pdf_file/0006/360735/PUBLIC-Agenda-Council-Meeting-9-December-2020.pdf pages 39-54

APPENDIX A INFRASTRUCTURE REPORT

12. Water capacity for the proposed plan change area is currently unavailable. The installation of increased water storage as proposed within the Infrastructure Report will be critical to providing water to this Proposed Plan Change area. Along with water storage, an additional bore is required for future development in the area. Please provide an amended infrastructure report that provides an acceptable solution that will meet New Zealand Fire Service requirements for flow and pressure.

Please contact Murray England, Council's Asset Manager – Water Services (murray.england@selwyn.govt.nz) for further information or advice about requirements, including those outlined in question 11.d and 11.e above.

APPENDIX C PRELIMINARY AND DETAILED SITE INVESTIGATIONS

13. The investigations submitted with the application have been reviewed by Environment Canterbury's Contaminated Land team, and their comments are attached. Please provide an updated report or reports (or alternatively an addendum PSI report if more appropriate) addressing the additional areas of concern identified in their comments.

APPENDIX D TRAFFIC ASSESSMENT

14. Please provide an amended traffic assessment that addresses the following:
- Please provide a map or diagram showing the location of the proposed new road intersection with SH73 in relation to the start of the 60km/h speed area introduced in October 2020.
 - The outcome of consultation with NZTA
 - Traffic will rely on both Halkett Rd and SH73 to connect to the town centre. While the planned upgrade of the SH73/Weedons Ross intersection by the NZTA will assist, using these wider network roading connections would seem to be incongruous to the need to provide an integrated local roading network that is safe and effective for all modes.
 - Just having one westward pedestrian/cycle connection to the south of the block and nothing further is undesirable in terms of providing a resilient locally connected township roading network.
 - You have advised that no formed footpath connectivity would be provided on Halkett Rd (to be fair there is none further west but there should have been through previous developments) but there is the bus stop within a walkable distance that could and should service any residents from the PC area.
 - The proposed eastern roading connections seem to be incongruous in the absence of any western ones, with the northern one seemingly dominating the ODP road layout in that area at the expense of better internal connectivity.
 - While an additional pedestrian crossing point along SH73 may be seen as useful (is also depends on a lower state highway speed limit being in place) , there is no ability to connect to any formed footpath on the southern side as there is none along the Wilfield side or ever likely to be. The proposal to run a footpath along the north side of SH73 to the existing crossing point would be just as good (and existing local north/south pedestrian connections) of a generally marginal overall walk/cycle connectivity response.
 - There is proposed to be no direct property access to Halkett Rd, which is out of keeping with that west to Weedons Ross Road. This would mean all of the proposed development would be inward facing. The ability to extend the existing speed limit on Halkett Road would also be compromised to encompass the new intersection. It is

noted that the existing speed threshold is located where the proposed ODP intersection is proposed.

APPENDIX E URBAN DESIGN STATEMENT

15. Please provide a visual assessment of the impacts for adjoining residential and rural sites that will occur from the proposal. Please provide details of how the proposal mitigates a compromised rural outlook (what measures are taken and where)
16. Please provide a contextual analysis of the site to support the urban design statement
17. Please elaborate on the eastern interface and on boundary treatment in its current rural use. How will, with no physical or natural boundary urban sprawl further east be prevented?
18. Please provide a landscape assessment, which highlights the existing natural and heritage features of the site and their value. This would be an appropriate place to discuss fencing also. How are potential reverse sensitivity issues between residential housing and operating farming addressed?
19. Please explain how a single pedestrian/cycle connection to the west (Gainsborough subdivision) is considered sufficient to provide 'connections' to adjacent neighborhoods (page 9). The length of the western interface measures over 760m. How will community services be able to be accessed?
20. While no direct access is provided off SH73, has there been consideration given to extend the township boundary further east, and reduce speed limits? This would support safer pedestrian connectivity across to the south.
21. How has the story of the land (and existing home and mature tree plantings) been incorporated into the design and how will existing built form be able to positively contribute?

Process from here

Once we have received a response to the above request, it may be necessary to ask for further clarification of the extent to which this response addresses the request.

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.

Following that report, further processing of your plan change request 74 for Hughes Developments Ltd will be undertaken by a consultant on behalf of Council and has been allocated to Nick Boyes at Planz Consultants.

Nick Boyes, Consultant Planner, Planz Consultants

DDI: 03 964 4635

Mobile: 021 488 938

Email: nick@planzconsultants.co.nz

Please contact me on (03) 347 2833 or rachael.carruthers@selwyn.govt.nz if you have any questions.

Yours faithfully
SELWYN DISTRICT COUNCIL

A handwritten signature in black ink, reading 'Rachael Carruthers' in a cursive script.

Rachael Carruthers
Strategy and Policy Planner