

Selwyn District Plan, Private Plan Change 76 – Dunweavin 2020 Limited, 605, 617 and 627 East Maddisons Road

Joint Officer Summary Statement, Selwyn District Council

Introduction

1. This joint officer summary statement has been prepared by the following experts who prepared the pre-circulated Section 42A report and supporting evidence on PC76.
2. The applicant and submitters have lodged statements of evidence following the circulation of the officer's evidence. The purpose of this joint officer statement is to summarise our position on the evidence received and to provide an update to our recommendations pending any further evidence that is presented at the hearing.

Summary of recommendations

3. We can confirm that Council's reporting officers continue to support the granting of the request for the reasons stated in the s42A report. The officer's evidence contained several recommendations, the majority of which have been accepted by the plan change proponent.
4. Tabled evidence from two of the submitters (S76-003 H. & M. Moynihan and S76-004 Ministry of Education) clarifies their position on the request, both of which now generally support the granting of the request on the basis of the plan change proponent's amended evidence.
5. Table 1 below includes a summary of the officer recommendations detailed in the s42A report, the plan change proponent's position on each of these recommendations, the position of the submitter's who have tabled evidence and officer's conclusions on the matters raised.
6. The only items we require clarification on from the plan change proponent relate to the alignment of the proposed east-west secondary road to ensure integration with the access arrangements on the eastern side of East Maddisons Road and minor suggested changes to the ODP text.

Table 1 – PC76 Officer summary evidence statement

Notes:

¹ Refer to the s42A planning report - 9. Proposed Amendments to the District Plan, Pg.34.

² Agree = Officer's support the applicant's response.

³ Neutral = No further officer evidence is considered necessary.

⁴ Disagree/further comments provided = Officer position confirmed.

Officer recommendations ¹	Plan change proponent's response	Officer position ^{2, 3 & 4}
a. The ODP and Policy B4.3.77 are amended to indicate the need for a 'frontage upgrade' along East Maddisons Road, which should be determined by the developer in collaboration with Council in accordance with the Engineering Code of Practice requirements.	The plan change proponent has included ODP text to address this recommendation. Ms. Williams queries whether the 'frontage upgrade' is required to be annotated on the ODP plan when it is covered in the ODP text.	<div> <input checked="" type="checkbox"/> Agree <input type="checkbox"/> Neutral <input type="checkbox"/> Disagree/further comments </div> <div> Comments Support the position that the ODP text is sufficient, which ensures consistency with ODP Area 11 in Appendix E38 of the SDP. Recommend the text is amended to the following: "Access and transport ... <i>The East Maddisons Road frontage is to be upgraded to an urban standard in accordance with the Engineering Code of Practice. Frontage upgrades are to be provided along East Maddisons Road to encourage properties to front this road."</i> </div>
b. The ODP and Policy B4.3.77 are amended to align the primary road network within PC76 with the roading network established in the subdivisions on the opposite side of East Maddisons Road. c. The ODP and Policy B4.3.77 are amended to illustrate a more direct east to west aligned road through the site.	The plan change proponent has amended the ODP to address this recommendation.	<div> <input type="checkbox"/> Agree <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Disagree/further comments </div> <div> Comments - Mat Collins, Transport In response to Ms. Williams Transport evidence regarding the alignment of the proposed east to west road, Mr. Collins has overlaid the updated ODP with the approved subdivisions on the eastern side of East Maddisons Road, both with and without ODP 10 overlaid (refer to Figures 1, 2 and 3 below). Lot 100 of one of the granted subdivisions (RC215566) includes a 9m wide vested road. The intention is that this is to be widened to a full width road when the neighbouring site is subdivided. Lot 100 is also likely to be extended to Rufus Street when Lot 101 is subdivided in the future. </div>

		Mr. Collins recommends that the “secondary road” on the PC76 ODP is realigned to form a crossroad intersection with Lot 100 and 632 East Maddisons Road to create a better-connected transport network.
d. The ODP is amended to illustrate the walking and cycling routes within the site, including an east-west cycle route.	The plan change proponent has amended the ODP to address this recommendation	<input checked="" type="checkbox"/> Agree <input type="checkbox"/> Neutral <input type="checkbox"/> Disagree/further comments
		No further comment required.
e. The ODP plan and legend are amended to replace the references to ‘indicative roads’ to ‘primary’ and ‘secondary routes’.	The plan change proponent has amended the ODP to address this recommendation.	<input checked="" type="checkbox"/> Agree <input type="checkbox"/> Neutral <input type="checkbox"/> Disagree/further comments
		No further comment required.
f. ODP text is submitted with the plan change proponent’s evidence for inclusion in Appendix E38 of the SDP.	The plan change proponent has submitted ODP text to address this recommendation.	<input checked="" type="checkbox"/> Agree <input type="checkbox"/> Neutral <input type="checkbox"/> Disagree/further comments
		This text has been reviewed and is supported for inclusion in the SDP, subject to the following amendments: <ol style="list-style-type: none"> 1. As per the changes details in a. 2. Removal of the reference to the PC76 site being “...located close to the town centre of Rolleston...” in the Context section of the ODP text.

Other matters:

Urban design evidence - Request to reference the water race on the ODP.	The plan change proponent does not support this recommendation. The reasons for this position are detailed in the evidence statements of Mr. Thompson and Ms. Lauenstein.	<input type="checkbox"/> Agree <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Disagree/further comments
		Comments Officers consider there is sufficient evidence available to enable the Commissioner to reach a position on this aspect of PC76.
Urban design evidence - Request to amend the ODP to remove the medium density housing adjacent to the indicative east to west aligned primary road.	The plan change proponent has amended the ODP to address this recommendation.	<input checked="" type="checkbox"/> Agree <input type="checkbox"/> Neutral <input type="checkbox"/> Disagree/further comments
		No further comment required.

Urban design evidence - Request to include additional cycle and pedestrian links from the south-western and south-eastern boundaries of the site.	The plan change proponent has amended the ODP to address this recommendation.	<input checked="" type="checkbox"/> Agree <input type="checkbox"/> Neutral <input type="checkbox"/> Disagree/further comments <hr/> No further comment required.
Urban design evidence - Request an additional roading connection is provided to East Maddisons Road.	The plan change proponent does not support referencing a possible additional road access located at the northeast corner of the site.	<input checked="" type="checkbox"/> Agree <input type="checkbox"/> Neutral <input type="checkbox"/> Disagree/further comments <hr/> Comments Appropriate walking and cycling facilities and connections to East Maddisons Road will be provided if the subdivision is developed in general accordance with the ODP and conceptual plan contained in Ms. Lauenstein's evidence (Attachment B) and any subsequent changes arising from the advice provided under Items b. and c. above.
Submitter's evidence		
H. & M. Moynihan	PC76 satisfies the relevant statutory tests and the recommendation that the rezoning request be granted. The indicative design concept attached as Appendix B to Ms. Lauenstein's urban design evidence for the Applicant accommodates the submitters existing dwelling and curtilage and this is supported. Roading alignment - Support the plan change proponents updated roading layout. Medium density allocation - Do not support the reduction in the medium density housing on the ODP plan. Water race status - Support the plan change proponent's position. Reserve location - Support the Council's officer's position.	<input type="checkbox"/> Agree <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Disagree/further comments <hr/> Comments Officers consider there is sufficient evidence available to enable the Commissioner to reach a position on this aspect of PC76. We note any subsequent changes to the ODP arising from the advice provided under Items b. and c. above may influence the submitter's position.

Ministry of Education	<p>The Ministry supports the findings of the Section 42A report and if these recommendations are adopted, the Ministry's submission points are adequately addressed.</p> <p>The Ministry note that they have a continued interest in the developments, particularly in respect to the cumulative impacts of the rezoning's and the safety and efficiency of the road network.</p>	<div data-bbox="1007 150 1493 331"> <input type="checkbox"/> Agree <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Disagree/further comments </div> <div data-bbox="1007 331 1493 640"> <p>Comments</p> <p>Officers consider there is sufficient evidence available to enable the Commissioner to reach a position on the submitter's position.</p> </div>
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FIGURE 1: APPROVED SUBDIVISION LAYOUTS, OPD AREA 10 AND PC76

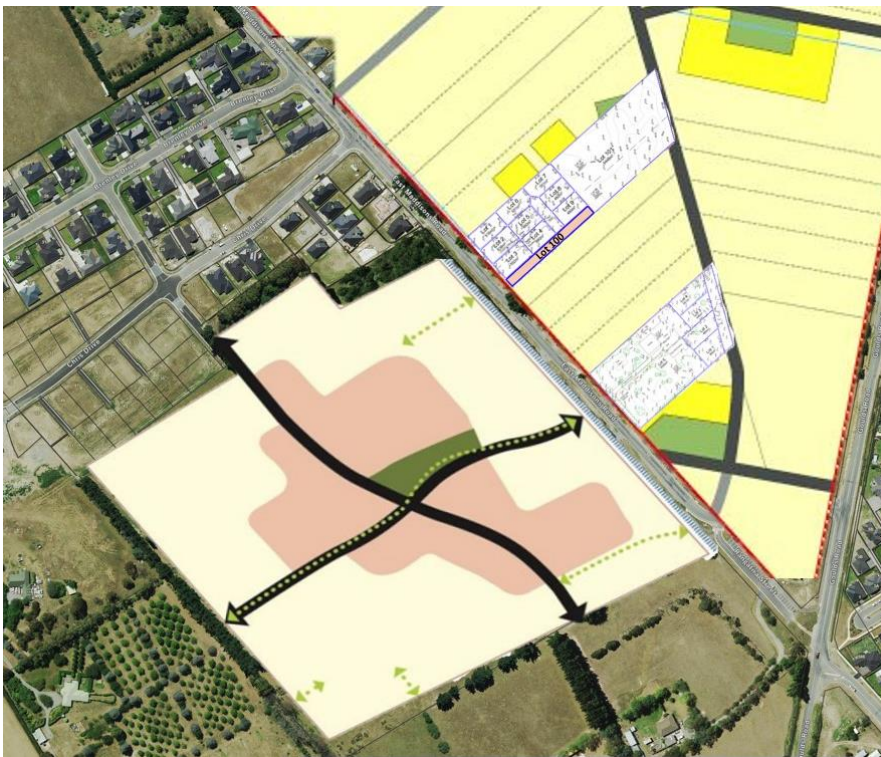


FIGURE 2: APPROVED SUBDIVISION LAYOUTS AND PC76



FIGURE 3: LOT 100



Conclusion

7. As identified above and in the s42A report, we consider that PC76 satisfies the relevant statutory tests and confirm that it is appropriate to grant the rezoning request with the modifications set out below and detailed in Table 1 above, including in summary:
 - i. Amendment to the east-west road alignment.
 - ii. Minor amendments to ODP.
8. We reserve the right to amend this summary statement and our final recommendations in response to any evidence or matters raised at the hearing.

Craig Friedel, Consultant Planner

Mat Collins, Consultant Transport Engineer

Gabi Wolfer, SDC Senior Urban Designer/Town Planner

Murray England, SDC Asset Manager Water Services

29 October 2021