

**BEFORE THE SELWYN DISTRICT COUNCIL
INDEPENDENT COMMISSIONER**

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of Hearings on Plan Change
76 to the Operative Selwyn District Plan

REPLY BY IVAN THOMSON, ASTON CONSULTANTS LIMITED

On behalf of Dunweavin 2020 Limited.

10 November 2021

Reply

1. The context for this Reply is that by the end of the hearing on Monday 1st November 2021, the experts were agreed that the proposed rezoning was appropriate, but there were minor matters relating to the Outline Development Plan which needed to be formally clarified from the Applicant's perspective.
2. During the hearing the urban design and traffic experts were able to clarify these minor differences and agreed on positions. The outcome of these discussions is what I consider an agreed Outline Development Plan, and narrative which are attached as Appendix A and B to this reply Respectively. The Reporting Planner, Mr Friedel, noted at the end of the hearing that the proposed additions to Policy B4.3.77 would need minor consequential amendments, and these are shown below.
3. The key agreed positions are:
 - i. There are practical difficulties (including safety) with incorporating the water race as a feature of the proposed development, and it will be closed. Consideration should be given at the subdivision design stage on how to recognise the historical significance and/or amenity value where it is practical and safe to do so.
 - ii. The ODP should indicate a local road in the north east part of the Site that will provide connectivity with existing and potential roading layouts on the opposite side of East Maddisons Road in ODP Area 10. This requires a small amendment to the ODP key to include a local road (and reference to cycle/pedestrian link), and alignment slightly south of the proposed location on the original ODP.
 - iii. Removal of one of the pedestrian/green links in the south west corner of the Site.
 - iv. Retention of trees within existing gardens is a possibility to be considered at subdivision stage when the suitability of trees and exact location can be evaluated. However, it is unlikely that any other large trees or vegetation will be retained and there will be reliance on the public spaces, including roads reserve to provide larger trees.
 - v. Additional ODP narrative text to confirm property access is anticipated to East Maddisons Road.
 - vi. Additional ODP narrative text relating to frontage treatment to include reference to the Code of Practise [as requested in the Officers joint summary].
4. Amendments to Policy B4.3.77 (in ***bold underlined italics***)

Outline Development Plan Area xx (East Maddisons)

- **ODP Area xx to align with ODP Areas 10 and 12;**
- **Provision of a direct north-south secondary road connection from Lennon Drive (ODP Area 12) to ODP Area xx; (Area currently subject to plan Change 70)**
- **Provision of a direct secondary east-west road connection from East Maddisons Road to ODP Area 10;**
- **Provision of a local road at the northern end of the site that will connect directly to a road in Area 10;**

- Provision of a mix of low and medium density housing areas with a minimum net density of 12 households per hectare averaged over the ODP area.
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a neighbourhood park.
- *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 provide to East Maddisons Road to encourage properties to front this road*

5. It is the Applicant's view that the amended ODP and narrative attached at Appendix A, and the amendments to Policy B4.3.77 above are in accordance with what was agreed by the technical experts at the Hearing.

Conclusion

6. There is consensus among the experts that the proposed rezoning meets all the statutory tests under the Resource Management Act 1991, specifically the matters contained in Sections 74 and 75 of that Act. There was no disagreement among the experts that implementing this Plan Change will provide a logical residential extension to this part of Rolleston and will facilitate the development of the Future Development Area immediately to the south east of the site (Plan Change 70). The cumulative result will be a significant addition to housing development capacity in this part of Rolleston.