

8 December 2021

Rolleston Industrial Developments Limited
c/- Novo Group Limited
PO Box 365
CHRISTCHURCH 8140

Attention: Richard Bigsby

Sent by email to: richard@novogroup.co.nz

Dear Richard,

PC210081 (PC81): Private Plan Change Request to the Operative Selwyn District Plan from Rolleston Industrial Developments Limited in Rolleston (Dunns Crossing Road) – Request for further information

Thank you for your application lodged on behalf of Rolleston Industrial Developments Limited requesting a change to the Operative Selwyn District Plan. In accordance with Clause 23 of Schedule 1 of the Resource Management Act 1991, the following information is requested to enable Council to better evaluate the potential effects of the proposal, the ways in which adverse effects may be mitigated and the nature of consultation undertaken.

Infrastructure

Reserves

The plan change request have been reviewed by Mark Rykers, Manager Open Space and Strategy.

1. Please clarify if the “landscape strip” (3.0 metres in width) along the Selwyn Road frontage would be on public land (a reserve) or on private land (e.g. via a covenant on properties).
2. Please provide an assessment of reserve provision in terms of indicated size based on the standard of 1.2 ha per 1,000 population and the distribution criteria of “easy walking distance (500m).

Notes:

- i. *The ODP, Section 32 Evaluation and Landscape and Urban Design Assessment indicate the provision of a centrally located reserve to service the development. The separation of the development area from other reserves by Dunns Crossing Road is noted. The provision of a centrally located reserve is considered appropriate for this development.*
- ii. *The application notes that the size of the reserve would be determined at the time of resource consent and it is agreed that this is the appropriate time to consider the size of reserve to be provided, having regard to Point 3 above.*

- iii. *The ODP indicates greenways adjacent to primary roads to provide off-road walking/cycling links between residential areas, which is generally supported. It is assumed these greenways will be formed within a mixture of local purpose access reserves and a wider transportation corridor (where they run alongside roads).*
- iv. *The request notes that planting of native species within the greenways will help to enhance ecological values.*

Water and Wastewater

The Infrastructure Report provided with the plan change request was reviewed by Murray England, Asset Manager Water Services.

- 3. Please confirm what consented water consents could be transferred to Council to service this proposed plan change.

Note:

- v. *Rolleston is expected to see significant growth over the next 30-years and, to meet this growth, capacity upgrades are proposed. Recently Council developed the 2021 – 31 Long Term Plan which included budget for further development funded capacity upgrades on the Rolleston water supply. As the township grows the consented allocation will be put under pressure. To ensure that growth is appropriately integrated with the provision of infrastructure, and planned growth is able to be serviced, priority of water allocation needs to be given to those developments within the Rolleston Structure Plan area. If development is to occur outside of the Rolleston Structure Plan area then provision of consented water allocation should be provided by the applicant.*
 - vi. *Council is currently completing an updated wastewater master planning for the Southern Rolleston area. Although this master plan doesn't include this proposed plan change area, it will provide some guidance to future servicing options. Please contact the Asset Manager Water Services for further information.*
- 4. Please advise if there development staging is proposed and if so how will this proceed?

Transport

The Integrated Transport Assessment provided with the plan change request was reviewed by Mat Collins from Flow Transportation Specialists and Andrew Mazey, Asset Manager – Transportation.

- 5. Please confirm how the plan change will affect the timing of third party intersection upgrades identified in paragraph 42 of the ITA. Further, please confirm how the plan change can respond in the instance that the timing of these upgrades is not brought forward.
- 6. Please confirm how the proposed upgrade for the Goulds Road/Dunns Crossing Road/Selwyn Road intersection will be funded and delivered, noting that it is not funded or programmed in Council's Long Term Plan. Further, please provide an indicative design for the upgrade.
- 7. Please confirm how development within the plan change will be delayed until the third party intersection upgrades identified in the ITA are undertaken. Please consider if it appropriate that this be identified in the text accompanying the Outline Development Plan (ODP), or if it is more appropriate that a bespoke rule be incorporated into the Operative District Plan.

Note:

- vii. Council considers that, where it is proposed that the occupation of dwellings should be restricted until such time as infrastructure upgrades have been completed, it is appropriate that a specific rule be incorporated into the Subdivision Chapter of the Operative District Plan, stating that no completion certificate be issued under section 224 of the Act (other than for a boundary adjustment or creation of an allotment solely for utility purposes), until such time as the identified works has been completed. See Rule 12.1.3.57A for an example.*
8. Please confirm how development within the plan change area will be integrated with the upgrade of the Dunns Crossing Road/Newmans Road and Dunns Crossing Road/Lowes Road intersections, to ensure that effects of the plan change on these intersections will be adequately managed. It is noted that these upgrades are proposed by other parties, however the ITA does not address how the potential safety and efficiency effects will be managed should development precede these upgrades.
9. Please comment on whether Selwyn Road, along the site frontage, requires upgrading to support this request, referring to Council standards and guidelines where relevant.

Note:

- viii. The ODP proposes a new road connection to Selwyn Road, and paragraph 11 of the ITA identifies that the carriageway of Selwyn Road is 6.6m wide. The ITA does not discuss whether the site frontage with Selwyn Road requires an upgrade to support the plan change. It is considered that the urbanising form of Selwyn Road, east of Dunns Crossing Road, provides some indication towards an appropriate upgrade along the site frontage.*
10. Please confirm if the PC80 is represented in the Rolleston Paramics model used to support this plan change request (PC81) ITA. If it is not, please provide an updated modelling assessment which includes PC80. Further, please provide the Paramics model files for review.
11. Please provide the SIDRA model files for the State Highway 1/Dunns Crossing Road/Walkers Road intersection that have been used for the assessment included in the ITA. Further, please confirm that the SIDRA model includes traffic generated by PC80.

Note:

- ix. On behalf of Council, Flow has interrogated the assumptions within the Paramics and SIDRA models, and made the following observations:*
 - *The Paramics model assumes that the intersection is realigned and offset from the centreline of SH1, which is understood to be consistent with the current NZUP concept design. It is noted that this may be (correctly) resulting in lower operating speeds compared with the SIDRA model (which may not capture the effects of this realignment)*
 - *The SIDRA model assumes a 50m internal diameter island, which is understood to be consistent with the current NZUP concept design*
12. Please provide further information on the form and functioning of the southern access onto Dunns Crossing Road, as represented in the Rolleston Paramics model, and how this plan change request will support the construction of an appropriate intersection form.

Note:

- x. The ITA identifies three main access points to this plan change request – two on Dunns Crossing Road and one on Selwyn Road. The ITA states that the design of these intersections will be confirmed during the subdivision stage. However, the southern access onto Dunns Crossing Road will likely form a key intersection with the future realignment of Goulds Road (currently being discussed between Council and PC70) as represented in the Rolleston Paramics model (and shown in Figures 12 and 13 of the ITA), and indicatively sketched in the figure below.

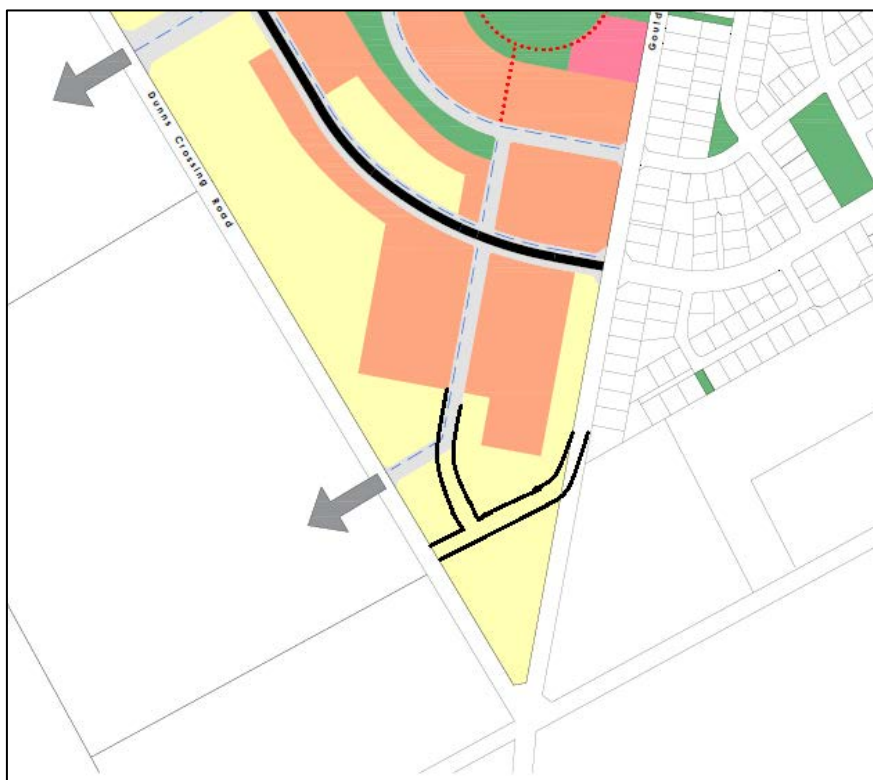


Figure 1 Indicative realignment of Goulds Road being progressed via PC70

13. To assist Council to ensure that the transport network indicated in the plan change request aligns with adjacent future developments being proposed via other plan change requests, please provide an overlay of the OPDs for PC70, PC73 (as modified during the hearing) and this plan change. Please comment on the degree to which the transport network proposed by this plan change request aligns with adjacent future development.

Urban Design

The Urban Design, Landscape and Visual Impact Assessment provided with the plan change request was peer reviewed on behalf of Council by Hugh Nicholson of Urban Shift.

14. Please provide an urban design analysis of the proposed plan change in the context of Rolleston. This could be based on the Seven C's from the NZ Urban Design Protocol¹ or the design principles from People Places Spaces². In particular please describe and show the existing context and the

¹ New Zealand Urban Design Protocol, Ministry for the Environment, 2005

² People, Places and Spaces: A design guide for urban New Zealand, Ministry for the Environment, 2002, p.30

proposed plan changes nearby and how this plan change responds to both of these scenarios. To what extent does the proposed plan change rely on adjacent plan changes and is any sequencing proposed?

15. Are areas of higher density proposed as part of the Outline Development Plan and if so where would these be located?
16. Why is no direct property access suggested onto Selwyn Road – if this plan change is approved is it possible that future urban development would take place south of Selwyn Road and what conditions would future proof this edge?
17. Please show how the cycle and pedestrian networks connect to the existing and proposed networks throughout Rolleston. What sort of street edge upgrade is proposed along Dunns Crossing Road?
18. Please provide three continuous east-west connections from Dunns Crossing Road to the western boundary of the plan change area. One of these should border the north edge of the proposed recreation reserve.
19. Please describe the proposed character of the combined primary road/green/pedestrian/cycle connections shown on the ODP.
20. Please provide before and after photo simulations of typical Living Z development with any proposed boundary treatments from viewpoints 2 and 3.
21. Are any blue networks proposed and how will storm water off the streets be treated?
22. Are any urban ecological or low impact design initiatives proposed?
23. Please provide an assessment of the visual effects, if any, on the property at 984 Selwyn Road.

Geotechnical Assessment

The Geotechnical Assessment provided with the plan change request was peer reviewed on behalf of Council by Ian McCahon of Geotech Consulting Limited. No further information is requested following this peer review.

Note:

- xi. The geotechnical report provided with the request did not include any site testing of the plan change area, rather relying on the findings of various test pits within close proximity to the area. While Mr McCahon considers that the site geotechnically “benign”, and generally agrees with the conclusions reached in the report provided, he notes that site testing will be essential at subdivision consent stage.*

Preliminary Site Investigation (PSI) Report

24. The PSI report provided with the plan change request was peer reviewed on behalf of Council by Environment Canterbury. No further information is requested following this peer review.

Note:

- xii. Should the plan change be approved, a detailed site investigation will be required prior to the commencement of any large scale earthworks or constructing occurring.*

Ecological Assessment

25. The Ecological Assessment provided with the application was peer reviewed on behalf of Council by Dr Greg Burrell, Instream Consulting Limited. While Dr Burrell agrees with the assessment that both the race and the ponds are artificial and have limited ecological value, he notes that these have been present on the site since at least the early 1980s, with their size fluctuating over time, so they are part of the current landscape. However, the request indicates that the water race is to be decommissioned, noting that this would be subjected to a separate approval process. Elsewhere in the Rolleston environs, some open water areas have been maintained for aesthetic and ecological reasons.
26. Feedback received from Mahaanui Kurataiao Limited is referred to and attached as Appendix H to this request. Within this appendix, Mahaanui Kurataiao Limited recommends that the infilling of the Holmes block waterway is avoided and that a minimum 10m setback between all waterways and development is provided. While it is noted that this feedback relates to PC73, to the north of this plan change area, at paragraph 55 of the s32 evaluation, it is noted that *“a number of their recommendations have been incorporated in the plan change proposal and/or would be imposed at the time of subdivision consent under the existing matters of control within the District Plan. This includes the management of waterways within the Plan Change area...”* As the waterway is a continuation of the waterway on the Holmes Block, it appears that there is a conflict in the proposed treatment of the waterway. Please clarify how the waterway is to be treated and how any conflict with the feedback from Mahaanui Kurataiao Limited is to be addressed.

Operative District Plan and Outline Development Plan (ODP)

27. The plan change request seeks to amend Policy B4.3.77 to identify various elements of the plan change area. The amendment proposed includes reference to the CRETS collector road, however as proposed in the Rolleston Structure Plan, this road does not align with the site. Please amend to remove reference to this within the proposed amendment to Policy B3.4.77.
28. In Table 1 Assessment of relevant plan provisions, on page 23 of the s32 evaluation, there is a heading for Objective B2.1.5, but no text or analysis is provided. Please amend as appropriate.
29. Although referenced in the request, no accompanying text to the Outline Development Plan has been provided with the request. Please provide this.
30. At paragraphs 48 and 92 of the s32 evaluation, the request identifies that native planting and the provision of locally sourced indigenous vegetation within the plan change site as it develops is a matter that will be addressed at the time of subdivision and development, and to support cultural values associated with the site. The request indicates that this will be a requirement of the proposed ODP, however this is not shown on the ODP and no accompanying text has been provided. Please identify if the existing framework within the Operative District Plan is sufficient to achieve the statement above. Please also advise what cultural values are associated with the plan change area.

31. While no commercial areas are shown on the ODP “... given the inclusion of multiple neighbourhood centres in the surrounding area (PC70 & PC73)³”, at paragraphs 106 and 121 of the s32 evaluation, the objective of the plan change request is expressed as “... to provide for an extension of the adjoining existing urban residential area of Rolleston (with provision for some associated local business services)...”. Further, on page 52 in response to NPS-UD Policy 1, at (b) the request states “Local retail facilities are proposed for residents within the Plan Change site.” Please clarify if, and where, any business zoning is proposed by the plan change request or amend the s32 evaluation as appropriate.
32. At paragraphs 38 (e) and 77 of the s32 evaluation and in sections 3.2 and 4 of the Urban Design, Landscape and Visual Impact assessment, mitigation measures are mentioned in relation to fencing. Noting that in section 4 of the aforementioned assessment it is identified that fencing is a matter than would be incorporated into developer covenants, please clarify if it is considered necessary to amend the existing provisions within the Operative District Plan, specifically Rules 4.13 and 4.17, by way of this plan change to respond to the mitigation proposed, or if this is to be included in any accompanying ODP text.
33. At paragraph 76 of the s32 evaluation, in relation to landscape/visual effects and amenity values, reference is made to mitigation measures incorporated within the plan change that includes the adoption/location of different zones. However the plan change request seeks only to rezone the area to Living Z. Please confirm that any potential effects on landscape character, values and/or visual amenity can still be avoided, remedied or mitigated through only the one zone.
34. At paragraph 83 (f) of the s32 evaluation, it is identified that the plan change will be resilient to the likely current and future effects of climate change by, among other things, providing the potential for building and landscape design to address increased mean temperatures or amplification of heat extremes. Please identify the specific provisions within the Operative District Plan that respond to this statement, or clarify if additional provisions, either specific rules or ODP text, are required to support this position.
35. In section 4 of the Urban Design, Landscape and Visual Impact assessment, MM3 (mitigation measure) proposes that direct vehicle access be avoided onto Selwyn Road and that this corridor be landscaped, by way of a condition of consent. At this is a plan change request, please consider if it is necessary that a specific rule be included in the Operative District Plan or amend as appropriate having regard to Points 10 and 17 of this letter.
36. The ODP should also be amended to reflect any matters raised in the points in this letter, particularly regarding roading, reserves and reverse sensitivity matters.

Note:

- xiii. *It is noted that through the Proposed District Plan process, Council is seeking to establish a consistent ODP design with an approach to minimise features on an ODP and utilise assessment considerations in supporting text. While this is a request to change the Operative District Plan, please be aware that alignment of the ODP design may be sought as this request progresses.*

³ Paragraph 31 of the s32 evaluation

Consultation

37. It is noted that the plan change request has been provided to Mahaanui Kurataiao Limited for their comment. Please provide a copy of any feedback received.
38. Please provide evidence of any consultation with the land owners affected by this request.

Process from here

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

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.

Please contact me on (03) 347 1809 or jocelyn.lewes@selwyn.govt.nz if you have any questions.

Yours faithfully
SELWYN DISTRICT COUNCIL

A handwritten signature in black ink, appearing to read 'J Lewes'.

Jocelyn Lewes
Strategy and Policy Planner