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# ADDENDUM TO THE S42A REPORT FOR HEARING 30.9 REZONE - MALVERN

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**DATE:** 6 March 2023

**HEARING:** Hearing 30.9: Rezone – Malvern

**HEARING DATE:** 3 April 2023

**PREPARED BY:** Jon Trewin – Policy Planner



## 1. Introduction

1.1. The purpose of this report is to highlight several minor errors and clarification for the S42a Report for Hearing 30.9 Rezone – Malvern. These do not change the overall conclusions in the report. I have also included additional figures for Castle Hill Village from the Selwyn Capacity for Growth Model that were not included in Mr Baird’s Addendum to S42A Report, PDP Rezoning Framework dated 16 January 2023.

## 2. Minor errors/clarification

2.1. Whilst I have identified some sites which I visited before compiling the report, I omitted to mention others<sup>1</sup>. For completion these are:

2.1.1. Darfield – MB Property Holdings<sup>2</sup>, Alistair John Dugald Cameron<sup>3</sup>, APL<sup>4</sup>, The Wrights/Murray Boyes<sup>5</sup>. Site Visits 29 September 2022.

2.1.2. Hororata -Fox & Associates<sup>6</sup>. Site Visit 29 September 2022.

2.1.3. Lake Coleridge - CDL<sup>7</sup>. Site Visit 29 September 2022.

2.1.4. Springfield – BE Faulkner<sup>8</sup>. Site Visit 23 September 2022.

2.1.5. Waddington – Keith Jenkins<sup>9</sup>. Site Visit 29 September 2022.

2.2. I erroneously omitted Ian McCahon of Geotech Consulting Ltd from the list of experts at para 1.2 of the report. Mr McCahon has peer reviewed geotechnical evidence from submitters.

2.3. I erroneously refer to the need for a ‘geological’ assessment at paras 12.38, 16.6, 16.8.3, 17.10.3. I meant to refer to a ‘geotechnical’ assessment.

2.4. Waddington – Para 18.5.2. I erroneously stated that there was an earlier submission on the MAP from Fraser Thomas accompanying Mr Jenkins submission. This was in fact a geotechnical investigation report, dated 13 August 2019, intended for the District Plan Review.

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<sup>1</sup> All viewed from road.

<sup>2</sup> DPR-0366.001

<sup>3</sup> DPR-0416.001

<sup>4</sup> DPR-0428.001, 003

<sup>5</sup> DPR-0361.001, DPR-0476.001

<sup>6</sup> DPR-0376.001, 009

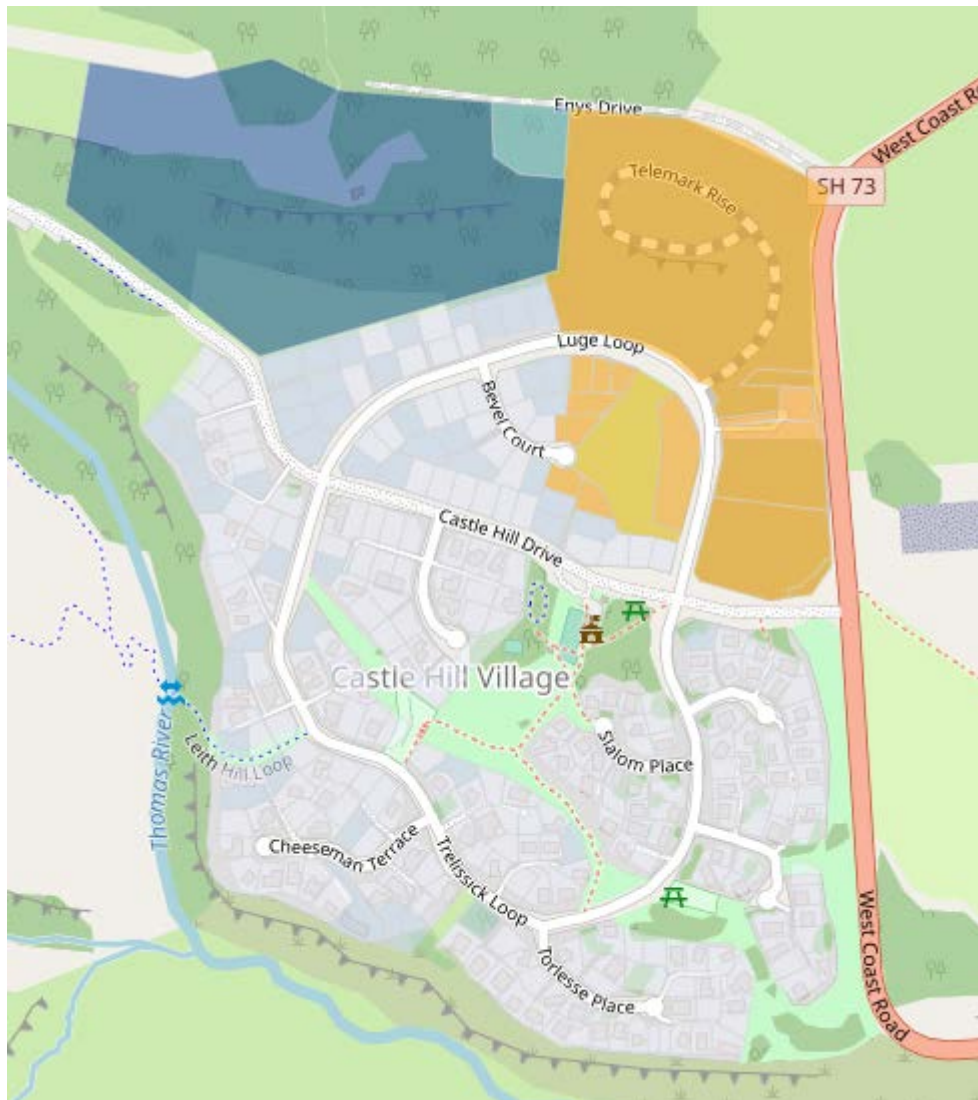
<sup>7</sup> DPR-0486.001

<sup>8</sup> DPR-0125.001

<sup>9</sup> DPR-0140.001

### 3. Castle Hill Village Sufficiency Assessment

#### Castle Hill



Capacity has been identified as follows:

Classification	Total Sites	Total Capacity
Occupied sites with 1 additional capacity	1	1
Occupied sites with 2 additional capacity	-	-
Occupied sites with multiple additional capacity	-	-
Vacant sites with 1 additional capacity	48	48
Vacant sites with 2 additional capacity	-	-

<b>Vacant sites with multiple additional capacity</b>	-	-
<b>Future Development Area</b>	1	96
<b>Business zone</b>	9	88
<b>TOTAL</b>	59	233

In the Past 10 years the take-up in Castle Hill has been as follows:

Year	Building Consents
<b>2013</b>	3
<b>2014</b>	1
<b>2015</b>	6
<b>2016</b>	5
<b>2017</b>	10
<b>2018</b>	6
<b>2019</b>	11
<b>2020</b>	8
<b>2021</b>	9
<b>2022*</b>	7
<b>Average</b>	6.6

*\* Up to Dec 2022*

The LTP Projected the following growth. The LTP 2021 projections were constrained (based on land availability) to 2031 then unconstrained to 2051.

Additional Growth	2021	2031	2051
<b>Population</b>	371	573	613
<b>Households</b>	127	203	226
<b>Dwellings</b>	141	226	250