

## 1. Purpose

- 1.1 The purpose of this memo is to alert the panel to any updates to the Officer report, and any responses from the expert peer reviewers following receipt of the rebuttal evidence.

## 2. West Melton plan enabled housing capacity estimates

- 2.1 Economic witness conferencing and Joint Witness Statements ('JWS') are being finalised for circulation at the instruction of the Panel for DPR-0411 HDL and DPR-460 MTWL. These JWS include updated housing sufficiency data from Mr. Derek Foy from Formative Ltd on behalf of Council, which I understand has been sourced from an update to the Selwyn Capacity for Growth Model. While this is additional evidence that has not been previously available to any of the parties, it provides the most contemporary information from Council on the estimated plan enabled housing capacity in West Melton.
- 2.2 My position in the planning JWS has been formed on the basis of the materials that were available on 2 February 2023, while recognising that additional information may become available through the hearing process to assist in determining whether there is a medium- or long-term housing capacity shortfall in West Melton.

## 3. DPR-0243 R & J Marshall – Planning rebuttal evidence

- 3.1 I consider that Mr. Thomson's planning rebuttal evidence appropriately addresses the three matters listed in paragraph 13.19 of the s42A report, being the submitter's acceptance for a requirement and ODP narrative requiring pedestrian and cycling network extensions, clarification of the geotechnical hazard risk, and confirmation of the solid waste collection.
- 3.2 Mr. McCahon of Geotech Consulting Ltd has confirmed via email dated 28 February 2023 that *"...given the context, I am ok with F(raser) T(homas) statements in the evidence which is a somewhat indirect confirmation without any supporting commentary."*
- 3.3 I support the rezoning of the submitters land in the PDP as it will increase the long-term plan enabled capacity shortfall by approximately 120 households to give effect to the NPS-UD. The NPS-HPL does not apply to this site as it has been identified for future urban development by virtue of the PDP UGO.<sup>1</sup> I therefore recommend that the rezoning request be accepted.

## 4. DPR-0411 Hughes Developments Ltd

- 4.1 Witness conferencing has taken place and JWS have been prepared by the planning, economic, transport and urban design experts, which I understand are to be circulated to the panel by the submitter separately.
- 4.2 There was a failure for the urban design experts to agree on the minimum net densities. The planning JWS supports the 8hh/ha densities that are proposed following an assessment of the relevant planning instruments that it represents a significant incremental increase from the 6hh/ha densities that are typical in the township to optimise the land, takes appropriate account of site context, while maintaining the amenity that characterises West Melton.

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<sup>1</sup> NPS-HPL Implementation clause 3.5 (7)((b)(i).

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- 4.3 The balance of the JWS establish that there is a consensus that the matters raised in the s42A report have been appropriately addressed, this includes that there is a pathway available to support the rezoning of the site to maintain consistency with the objectives and policies of the NPS-UD and NPS-HPL.
- 4.4 The planning JWS recommends that the ODP is amended to clarify the detail of the landscaping mitigation treatments, which Mr. Brown for the submitter is to table at the hearing.
- 4.5 On the basis of the conclusions reached in the JWS, I consider that there is sufficient evidence available to support the rezoning and recommend that the submission is consequently accepted.

## 5. DPR-0460 Marama Te Wai Ltd

- 5.1 Witness conferencing was initiated with the aim of finalising JWS by the planning, economics, transport and urban design experts by 2 March 2023. Only the economic JWS had been completed at the time this memo was being finalised, while the remainder were a work in progress. The absence of the urban design and transport JWS means that a view on the appropriateness of all aspects of the rezoning request to the necessary level of certainty cannot be formed at this stage.
- 5.2 What is evident in the planning witness conferencing is that there are several matters that could not be resolved within the time and availability constraints that exist. This includes whether a rule and/or requirement and ODP can provide enough certainty that an alternative residential typology can achieve the desired outcomes, including being a connected and well-functioning urban environment in the context of the NPS-UD.
- 5.3 A memo from Mr. Nicholson that was received on 1 March 2023 (attached as **Appendix 1**) confirms that his conclusions relating the substantive urban design and landscape matters remain unchanged following a review of the submitter's rebuttal evidence.
- 5.4 The JWS establishes that there is agreement between the economic experts that the rezoning is required to support plan enabled housing capacity shortfalls in West Melton. I consider that there is a pathway available to support the rezoning under the NPS-HPL and NPS-UD if the remaining concerns could be resolved.
- 5.5 I acknowledge that some of the planning issues may be able to be resolved through ongoing witness conferencing and the provision of additional evidence. I am available if this would assist the panel.
- 5.6 I maintain my original recommendation that the submission should be rejected based on the information that is available at this point in time.

## 6. S42A report updates

- 6.1 I have no further updates to report to the panel at this stage.

## **Appendix 1: Memo from Mr. Nicholson – SDC Urban design expert**

**BEFORE THE SELWYN DISTRICT  
COUNCIL HEARINGS PANEL**

<b>UNDER</b>	the Resource Management Act 1991
<b>IN THE MATTER</b>	Proposed Selwyn District Plan
<b>AND</b>	
<b>SUBMITTER</b>	DPR0460 - Marama Te Wai Ltd

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**SUMMARY OF EVIDENCE OF HUGH ANTHONY NICHOLSON  
ON BEHALF OF SELWYN DISTRICT COUNCIL**

**URBAN DESIGN AND LANDSCAPE**

**1<sup>st</sup> MARCH 2023**

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## 1. SUMMARY OF EVIDENCE

- 1.1 My name is Hugh Anthony Nicholson. I have prepared a peer review of the expert evidence relevant to urban design and landscape matters for the Selwyn District Council with respect to DPR0460 to the Proposed Selwyn District Plan.
- 1.2 I have subsequently reviewed the rebuttal evidence of Ms Nicole Lauenstein (dated 10/02/23), and the revised Outline Development Plan (ODP) attached to Mr Ivan Thomson's evidence (dated 10/02/23).
- 1.3 I confirm that my conclusions relating to the substantive urban design and landscape matters remain unchanged by the additional evidence.
- 1.4 In particular I confirm that while I consider that the site has the potential to contribute to a compact and consolidated form for West Melton, the poor connectivity and accessibility proposed in the ODP undermine the potential benefits.
- 1.5 In particular the ODP relies on a single primary connection through a vacant section to Sheperd Avenue for pedestrian, cycles and vehicles (including service vehicles), and in my opinion this does not provide sufficient connectivity to create a well-functioning urban environment for a medium density residential development or a retirement village.
- 1.6 Three '*possible future vehicular connections*' are shown on the ODP, two to the west, and one to the north. In my opinion these are appropriate to future proof the site, however, given that the land to the west and north is proposed to be zoned for rural land uses, they do not contribute to the connectivity or accessibility of the current ODP.
- 1.7 An '*indicative pedestrian / cycle route*' is shown leading to the SH1 frontage in the south-east corner of the site. Given that there are no pedestrian / cycle facilities along this section of SH1 (between the site and Weedons

Ross Road) I consider that this indicative route does not provide useful connectivity or accessibility.

- 1.8 I note that in general the best practice for retirement villages is seek to integrate them into local neighbourhoods through positive levels of connectivity and accessibility in order to enable residents to participate in the wider community, as opposed to gating the villages and restricting access.
- 1.9 I remain somewhat confused by the intent of the proposed ODP. In particular I note that the ODP cannot '*embody a comprehensive development framework*' since by definition a comprehensive development is one where all land use and subdivision consents are submitted concurrently.
- 1.10 The intended built form outcomes are not clearly defined. The ODP anticipates 150-300m<sup>2</sup> sections with a net density of '*at least 20hh/ha*'.
- 1.11 Generally individual units in retirement villages are small scale and single storey which would be appropriate in the context of West Melton, however, there is no discussion about the likely height and scale of the retirement village hub or serviced apartments or their impact on the character of West Melton.
- 1.12 If the site is developed for medium density residential use at the proposed densities, the built form would need to include two storey buildings and terrace or apartment typologies. There is no discussion about the impact of these on the character of West Melton, or the appropriateness of these densities.
- 1.13 I note that the New Zealand Household Travel Survey (NZHTS)<sup>1</sup> found that the average walking trip was 1.0km, and most of the proposed houses would be more than 1.0km from the school and shops. There are limited shopping

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<sup>1</sup> New Zealand Household Travel Survey, Ministry of Transport, 2015-2018, <https://www.transport.govt.nz/statistics-and-insights/household-travel/>

and employment opportunities within West Melton and most residents would be likely to rely on car travel to access larger towns for these services.

- 1.14 The landscape strategy included in the ODP would be appropriate for a retirement village but it is unclear how it would be implemented and maintained as part of a medium density residential development.
- 1.15 In my opinion the proposed rezoning in DPR-0460 would have a *very low* level of connectivity and a *low* level of accessibility. I consider that there is a lack of clarity about the intended built form of a retirement village or a medium density residential development, and their impact on the character of West Melton.

A handwritten signature in black ink, consisting of the letters 'HN' inside a square border.

**Hugh Nicholson**

1<sup>st</sup> March 2023