

14 May 2025

Yoursection Limited
c/- Novo Group Ltd
PO Box 365
CHRISTCHURCH

Attention: Kim Seaton
Sent by email to: kim@novogroup.co.nz

Dear Kim,

PC250004: Private Plan Change Request to the Partially Operative Selwyn District Plan from Yoursection Limited at 1/487, 2/487 and 10/487 Weedons Road (V4) – Request for further information

Thank you for your application lodged on behalf of **Yoursection Limited** requesting a change to the Partially Operative Selwyn District Plan (PODP). 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.

1. Transport

The Stantec *Integrated Transport Assessment* (dated January 2025) provided with the plan change request was peer reviewed on behalf of Council by Mat Collins, Abley Limited (dated 28 April 2025). As a result of this peer review, it is requested that the following matters be addressed:

- 1.1. *The ITA has assessed the potential transport efficiency effects of the Plan Change on the surrounding transport network, using the Rolleston 2040 Paramics model. Please provide the transport modelling files for our review. The ITA assesses the effects of 193 households, which is consistent with the minimum required density of 15hh/ha. However, higher density may be permitted by the MRZ. Please comment on the feasibility of greater household yield, and how this may affect the conclusions of the ITA.*
- 1.2. *The modelling in the ITA assumes a range of improvements to the transport network (as contained in the 2040 Paramics model). Please provide sensitivity testing to determine whether development within Site 1 and Site 2 needs to be staged with the upgrades of Weedons Road/Levi Road (i.e. please provide a modelling assessment of the existing intersection forms).*

- 1.3. *Please provide a plan showing the proposed ODPs overlaid with the transport networks of the adjacent development areas (DEV-RO15, DEV-RO16 and DEV-RO17). Where adjacent ODPs show indicative roads and cycle facilities connecting to the boundaries of Site 1 and Site 2. In particular, please confirm that existing ODP connections align with the proposed transport network and ODP in this area.*
- 1.4. *Please comment on the extent that the proposed ODPs integrate with the adjacent sites. We have approximated the site with adjacent Development Areas in Figure 2, below and make the following observations:*
 - a. *Site 1 should include the continuation of the north/south road from DEV-RO15 along the western boundary of Site 1.*
 - b. *The cycle/pedestrian path along the western boundary of Site 1 should be shown within the site boundary.*
 - c. *The ODP for Site 1 includes a large indicative road in a crescent within the northwest quadrant. Please provide further discussion of the options that have been considered for the roading layout, particularly in reference to SUB-MAT9(b) and (d) which provide direction towards a connected and resilient transport network.*
 - d. *The east/west road along the southern boundary of Site 1 (Lady Isaac Drive extensions) should include a roundabout at Weedons Road, as is shown for this road in DEV-RO16 where it intersects with Lincoln Rolleston Road.*
 - e. *The north/south road in Site 2 should include a cycle/pedestrian path, to provide accessible mode connectivity and a consistent road typology with the north/south road in Site 1 that will eventually form a full connection (once the intermediate site is rezoned).*
 - f. *Site 2 should include the continuation of the north/south road from DEV-RO17.*

2. Urban Design

An urban design and landscape review was undertaken on behalf of Council by Hugh Nicholson of Urbanshift (dated 7th May 2025). As a result of this peer review, it is requested that the following matters be addressed:

- 2.1. *Two of the design drivers for PPC-V4 are listed as creating active integration with adjacent neighbourhoods and extending the east-west movement corridors across the site to create a more permeable and efficient movement structure. Are there any potential adverse effects if PPC-V4 was developed before DEV-RO15 or DEV-RO16 that might justify a staged approach to development (see Figure 1 attached as APPENDIX 1 of this letter), and if so what might this look like?*

- 2.2. *I note that the southern part of PPC-V4 is adjacent to Reid's Pit Park and that there are three reserve areas proposed in the northern section. A proliferation of small reserves may not necessarily provide the best outcomes for future communities and I request a rationale for the proposed reserves in the northern part of the site together with the outcome of any discussions with the Selwyn District Council's parks team. (Please note the further comments from Council's Reserves staff in Section 7 below.)*
- 2.3. *I note in particular that the Rolleston Structure Plan proposes a larger reserve close the southern corner of the northern block (see Figure 2 below). Structure plans are not intended to be precise but it does signal that a neighbourhood park serving this area may be appropriate.*
- 2.4. *Alternatively has consideration been given to using development contributions for reserves to improve the facilities at Reid's Pit which potentially could fulfil a neighbourhood park function for the south-east corner of Rolleston?*



Figure 2: Proposed public open spaces from the Rolleston Structure Plan 2009 (figure 7.3)

- 2.5. *The Rolleston Structure Plan 2009 also proposes a green belt along the urban rural boundary as indicatively outlined in Figure 3 below. While this has not been specifically implemented in other areas along the urban / rural boundary in Rolleston, it does highlight the need for some specific recognition and landscape treatment of this boundary.*

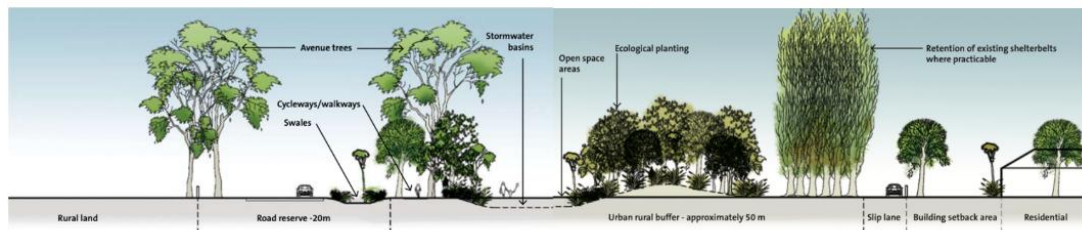


Figure 3: Indicative Green Belt cross section from Rolleston Structure Plan 2009 (figure 7.7)

2.6. *I request recommendations for specific landscape treatments that would be appropriate along Weedons Road particularly in terms of tree planting and fencing rules.*

3. Servicing

The plan change request has been peer reviewed on behalf of Council by Hugh Blake-Manson of Waugh Infrastructure Management Ltd (dated 28 April 2025). It is requested that that a servicing report be provided showing how it is proposed to service the sites. In this regard, Council would be happy to discuss servicing options with the proponent.

Wastewater

Councils Infrastructure/Assets team have advised that Council is currently updating its wastewater model capacity assessment and that no access to the wastewater network will be granted until such time as this work is completed. It is anticipated that this work will be completed by late 2025/early 2026.

Councils Infrastructure/Assets team have also indicated that the proposed sites could be serviced in the long term (10+ years). This is based on current master planning and will also be subject to the model update work identified above.

3.1. *In relation to wastewater servicing design, please provide:*

- i. *demand information i.e. inflow calculated utilising Councils Engineering Code of Practice as the basis of design details; and*
- ii. *a servicing proposal showing how gravity conveyance can be achieved to Councils network.*

3.2. *Alternatively, the applicant can provide a Local Pressure System assessment against Policy (S104). The serviced catchment, volumes and rates (average, peak) should be included in this assessment.*

Water Supply

Councils Infrastructure/Assets team have advised there is currently no access to Councils reticulated water supply within the land subject to the proposed plan change. In addition, future model updates will be required along with the provision of consented water take and use (community drinking water supply) to demonstrate water supply servicing can be provided to the service the future development. It is noted that should this plan change be successful, there would be a requirement to obtain and provide a consented water allocation (annual, peak) to Council sufficient to meet any proposed land use.

Stormwater

Council staff are satisfied that the application contains sufficient information in relation to stormwater. It is noted that should this plan change be successful, the developer would be required to obtain stormwater consents and manage these as is the case with all other developments

4. Preliminary Site Investigation (PSI) Report

The PSI report provided with the plan change request was peer reviewed on behalf of Council by Environment Canterbury (dated 11 April 2025). The following comments were received following this review:

“There is contamination present across at the property where trace elements exceed background concentrations. This means soil may not be considered cleanfill. If soil is to be taken offsite, it should be taken to a facility whose waste acceptance criteria can be met.”

“Contamination in two burn areas and the former livestock area exceeds the residential 10% produce soil contaminant standards. These areas would require remediation to be considered suitable for residential land use.”

On the basis of the PSI provided, it is not considered that there are any contaminated land issues that cannot be appropriately addressed through the NES-CS consenting process. It is appropriate that any adverse effects are appropriately remedied or mitigated at the time of any development potential. As such, no further information is requested as a result of this peer review.

5. Geotechnical Assessment

The Geotechnical Assessment provided with the plan change request was peer reviewed on behalf of Council by Andrew Hurley of Geotech Consulting Limited (dated 6 May 2025). No further information is requested as a result of this peer review.

6. Reserves

The SDC Reserves team have considered the plan change proposal and have noted the following:

The overall provision of reserves appears to be high. There is already provision for reserves within existing ODP's to the west.

At this stage, Council is not seeking further (larger) recreational reserve space within this development but is open to working with the developer through the design process to retain suitable mature trees through appropriately placed Local Purpose (Landscape) or (Access) Reserves, that are smaller in size.

- 6.1. Having regard to the above comments, along with those from the Urban Design and Transport peer reviews, please provide a rationale for the distribution of reserves through the plan change area.

7. Proposed amendments to the PODP provisions

- 7.1. Has consideration been given to incorporating the ODPs for Site 1 into DEV-RO16 and Site 2 into DEV-RO17? This may improve the integration of the Development Areas and make Plan administration more streamlined during future resource consent applications.
- 7.2. As noted in Section 7.2 of the ITA, DEV-RO17 includes specific direction about the form of the Primary Road through the site, which is proposed to be extended through Site 2. However, the ODP for Site 2 does not provide specific direction about this road, and as such the ODPs don't "talk to each other". Has consideration been given to mirroring the DEV-RO17 description of this road into the ODP for Site 2?
- 7.3. Please note that there are a few improvements that you may like to consider for DEV-RO18, including:

7.3.1. Amending the Land Use section, paragraph one as follows;

"The development area shall achieve a minimum net density of 15 households per hectare, averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved. The underlying zoning framework supports a variety of site sizes to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum net density of 15 households per hectare for the overall area can be achieved, will be required. The site can support some higher density housing in proximity to the identified reserves. The criteria below should apply to consideration of any higher density areas:"

7.3.2. Amending the Access and Transport section as follows;

"Residential development shall not occur within the Development Area until the following intersection upgrades are operational:

- (a) the Selwyn Road and Lincoln Rolleston Road intersection to form a roundabout;*
- (b) the Selwyn Road and Weedons Road intersection to form a roundabout; and*
- (c) the Lowes Road/Levi ~~Drive~~ Road/Masefield ~~Drive~~ intersection to traffic signals”*

7.3.3. Amending the Open Space, Recreation and Community Facilities section as follows;

“The ODP reflects and adds to the green network anticipated in the Rolleston Structure Plan.”

“Three reserves are proposed across the development area. Higher density housing is to be located adjacent the reserves to promote a high level of amenity for that housing and compensate for any reduced private open space available to individual ~~allotments-sites~~.”

- 7.4. Please note that there are a few improvements that you also may like to consider for DEV-RO19, including:

7.4.1. Amending the Land Use section, paragraph one as follows;

“The development area shall achieve a minimum net density of 15 households per hectare, averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved. The underlying zoning framework supports a variety of site sizes to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum net density of 15 households per hectare for the overall area can be achieved, will be required.”

7.4.2. Amending the Access and Transport section as follows;

“Residential development shall not occur within the Development Area until the following intersection upgrades are operational:

- (a) the Selwyn Road and Lincoln Rolleston Road intersection to form a roundabout;*
- (b) the Selwyn Road and Weedons Road intersection to form a roundabout; and*
- (c) the Lowes Road/Levi ~~Drive~~ Road/Masefield ~~Drive~~ intersection to traffic signals”*

Process from here

Once any further information requested has been received to the satisfaction of the Policy Team Leader, a report will be prepared for the next available Council meeting for consideration. The Council will then make a recommendation on how to deal with your request.

Whist 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.

Please contact me on (03) 347 2746 or michelle.flay@selwyn.govt.nz if you have any questions.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'M. Flay', is displayed on a light gray rectangular background.

Michelle Flay

Policy Planner

Appendix 1 – Figure 1: Existing ODP's in relation to Weedons Road Plan Change (V4/ PC250004)

