

From: [Kim Seaton](#)
To: [Michelle Flay](#)
Cc: [Hamish Wheelans](#)
Subject: PC250004 Variation 4 Request for Further Information [Filed 25 Jul 2025 11:56]
Date: Friday, 25 July 2025 11:55:39 am
Attachments: [image001.png](#)
[Servicing RFI 250609.pdf](#)
[Weedons Rd 1-487 Tree Retention Report.pdf](#)
[DPR_DEV-RQ_Rolleston 25.07.25.pdf](#)
[20250724 Outline Development Plan - Site 1.pdf](#)
[20250724 Outline Development Plan - Site 2.pdf](#)
[ltr_RFI_Response_25_July_2025.pdf](#)

Hi Michelle

Set out below and attached is our response to the RFI.

Additionally, we note that the applicant has now obtained a further piece of land, being 9/487 Weedons Road. This is essentially the “missing” piece of land between the southern site of this plan change application and DEV-R015. For simplicity, I’m repackaging the application document to include that extra piece of land, including having it covered in the expert reports so it’s a single package for notification rather than a series of addendums. I’ll forward the new package through to you later today.

The RFI responses are (your numbering):

Transport

Refer Stantec response, attached.

In regard the ODP amendments, see attached amended ODPs. We have pulled out some of the finer detail (eg secondary roads) so the level of detail is consistent with adjoining ODPs. We discussed at our meeting with Council in June, the challenges the north-south aligned right of way presents to creating roading links. Matt Collins indicated at that meeting that it wasn’t a critical link, and we have therefore restricted the ODP notation to cycle and pedestrian linkages. It doesn’t prevent a possible roading link, if that becomes more practicable in the future. The crescent that was within Site 1 has been removed. For the roundabout connection to Weedons Road (Lady Isaac Drive extension), per the June meeting we have included wording in the ODP to the effect that land may be required for a roundabout or intersection upgrade there.

Urban Design

2.1 Given all land will have consistent zoning there is little difference in timing other than access to infrastructure, which is a matter that can be addressed at subdivision consent time.

2.2 The two western reserves have been removed from Site 1. The reserve facing Weedons Road has been retained as it is intended to retain a large grouping of existing trees. This has been discussed with the Parks Team who have confirmed they are satisfied with the retention of those trees.

2.3 The applicant considers the reserve adjacent Weedons Road would offer greater value, given the presence of large mature trees in that location that can be incorporated into the reserve design.

2.4 The applicant notes that this is a possibility however they are not in a position to influence capital works programs or councils intended reserve improvements.

2.5 This is not a requirement of DEV-R015 which also fronts the same urban/rural boundary and therefore is not proposed here. Council has also indicated the potential (long term, obviously not confirmed at this stage in any planning strategy or documents) for urban growth to continue in the easterly direction, further supporting that further landscape treatments on this interface are not warranted.

2.6 As above. Fencing will be subject to existing DP rules (same as for DEV-R015 sites), and potentially through private covenants at the time of subdivision (if considered necessary).

Servicing

See attached report. We note that there is a full infrastructure report attached as Appendix A to the plan change application, that answered many of these questions.

Reserves

As above, two of the reserves have been removed, with only the Weedons Road reserve retained. A tree report is attached FYI. I don’t have the name of the SDC staff member who has been consulted on these matters but can get it for you if needed.

ODP amendments

I have incorporated all the amendments you have suggested, plus removed the reference to the Levi Road/Masefield Drive intersection works (per Matt Collins' suggestion) and included the requirement for land for a roundabout or intersection upgrade at Weedons Road. Those changes will be with you shortly, in the text of the amended s32 report/plan change application.

Kind regards

Kim Seaton

Principal Planner

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From: Michelle Flay <Michelle.Flay@selwyn.govt.nz>

Sent: Wednesday, 14 May 2025 12:14 pm

To: Kim Seaton <kim@novogroup.co.nz>

Subject: PC250004 Variation 4 Request for Further Information [Filed 20 May 2025 12:45]

Kia ora Kim,

Please find attached a request for further information in relation to PC250004 Variation 4 of the Partially Operative District Plan, lodged on behalf of YourSection Limited.

It's probably also worthwhile to highlight (and not really your issue) that local government elections are occurring in September this year. This may have a bearing on making arrangements to get this item on a Council agenda, ahead of public notification. We will make things work to get the item onto the agenda in accordance with statutory requirements, but if you are looking to get this information in around that time then it would be great to have an early heads up if this is the case.

You will also note that I have made a few suggestions for the wording on the ODP's. Please feel free to take or leave these suggestions as I understand you have mirrored the current content of other existing ODP's. The Council is planning to notify an 'administrative improvements' plan change later this year, and these are the administrative improvements that have been flagged at this stage for potential inclusion.

Please feel free to give me a call if you wish to clarify anything included in the RFI.

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