



memorandum



TO	Selwyn District Council	FROM	Isobel Stout
	Application ref. RC246059	DATE	3 February 2025
RE	S92 Responses to requests 3 and 5.		

1. The following assessment provides a response to the requested information from Council dated 27th January 2025. This should be added to the resource consent application as an addendum.

2. s92 Request (3) Policies

Where relevant to landscape outcomes, could the landscape architect please address (albeit referred to in the assessment) the following operative and partially operative Selwyn District Plan provisions:

- a. Operative Plan - Utilities Objectives B2.2.3 and Policies B2.2.6 / B2.2.7
- b. Partially Operative Plan
 - i. Policy E1 – P2.b (see also E1 – MAT2)
 - ii. Policy E1 – P3 - that is, confirming the application site is not subject to the overlays cited in this policy

“Operative Plan Policy B2.2.6. Ensure the effects of utilities are compatible with the amenity values and environmental characteristics of the zone in which they locate, also having regard to operational, functional and economic constraints.”

With respect to the operational, function and economic constraints:

- ✧ The land is level which reduces potential for glare and line of sight effects.
- ✧ There is access at the property boundary to the Orion network for distribution of the power.

The proposal is in accordance with this policy.

“Partially Operative Plan Policy EI-P2(b). Can demonstrate an operational, technical or functional requirement for the location, or there are practical constraints requiring it to locate in a particular area with high natural, visual amenity, cultural, or historic heritage value;”

- ✧ The area is not one with high natural, visual amenity, cultural or historic heritage value.
- ✧ The land is level which reduces potential for glare and line of sight effects.
- ✧ There is access at the property boundary to the Orion network for distribution of the power.

The proposal is in accordance with this policy.

“Partially Operative Plan Policy EI-P3 Encourage the use of land transport corridors for the location of network utilities while maintaining the safe, efficient and effective operation of land transport infrastructure.”

- ∴ The applicant is not a network utility operator.
- ∴ There are two overlays that apply to this land, Plains Flood Management and Liquefaction Damage Unlikely. These overlays have no particular relevance to this policy.

3. s92 Request (5) Plant establishment.

Please confirm the timing of any planting (immediately post consent, during construction, post construction) to understand how long the planting will take to establish and begin to mitigate any adverse effects.

- ∴ The application includes at Appendix E proposed conditions including 19. All plantings shall be established at the first planting season following the commencement of construction at the site.
- ∴ The updated Detailed Landscape Plan lists fast growing native species that will establish quickly.

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