



To: Hearing Commissioners for Selwyn District Council – RC225715 RC225716.
From: Ministry of Education Te Tāhuhu o Te Mātauranga ('the Ministry')
Date: 7 July 2023
Subject: RC225715,RC225716 Hearing - Letter to be Tabled

The Ministry of Education (the Ministry) lodged a submission in relation to the subdivision and residential land use Application RC225715 RC225716- Springston Rolleston Road. The Ministry will not attend the hearing for the scheduled to commence on 25th July 2023 and instead requests that this letter be tabled for the Hearing Panel's consideration in lieu of attendance.

The subdivision consent sought by Kevler Development Limited (the Applicant) seeks to create 266 fee-simple lots at Springston Rolleston Road, Rolleston and a land use consent is required to establish residential dwellings, new roading, vehicle access and to undertake earthworks that will not comply with the relevant provision of the Operative District Plan (Rural Volume).

Taking into account the size of the subdivision and as there is sufficient capacity within nearby educational facilities, the Ministry's submission focused on adverse effects on Lemonwood Grove School Rolleston College, Clearview Primary, West Rolleston Primary and Rolleston School arising from the establishment and operation of the subdivision and associated land use.

Upon reviewing the application package, the Ministry considered the potential effects on the Lemonwood Grove School Rolleston College, Clearview Primary, West Rolleston Primary and Rolleston School would be construction effects and traffic movements, specifically heavy vehicle movements, during the construction phase of the proposal.

The Ministry has requested the inclusion of a condition that requires the submission of a traffic management plan detailing how the impact of heavy vehicle movements will be mitigated and outlining alternate transport routes during peak school start and finish times.

Richard Johnson of Aston Consultants, and Rob Preseton of Kevler Developments, met with the Ministry on behalf of Kevler Development Limited on 13 June 2023 to discuss the Ministry's submission on the Kevler land use and subdivision consents RC225715 RC225716.

During the meeting, the submission points of the Ministry were discussed and resolved through the following points:

1. Construction effects

Kevler anticipates these being managed by conditions of subdivision consent issued by the Council directed at managing the construction phase such as hours of operation and noise limits.

2. Construction Management Plan and Erosion and Sediment Control Plan

Kevler has applied for the necessary Regional Council consents (CRC235099 – CRC235101) and we expect these to be granted in due course. A draft erosion and sediment plan has been prepared but will not be finalised until consents are granted.



3. Traffic management plan

Kevler confirmed that its preferred site development contractor will primarily use Selwyn Road to access the construction site from a dedicated construction access on the SE corner of the site off Springston-Rolleston Road. The proposed restrictions on construction traffic between 8.15 am -9.15 am and 2.45 pm - 3.25 pm on Springston Rolleston Road, Broadlands Drive or Lemonwood Drive are agreed.

These restrictions are confirmed in the attached Traffic Management Plan and will be offered as conditions in planning evidence for the applicant.

4. Staging plan demonstrating indicative timing of each stage.

Kevler advised that only Stage 1,3, 4, and 5 are confirmed, at this stage. The timing of other stages will be determined by factors such as the market and take up of lots. Generally, the staging will proceed westwards from Springston-Rolleston Road.

Having reviewed the Section 42A report by Council Officer Richard Bigsby dated 30 June 2023, along with the evidence presented by the applicant, in conjunction with the recommended and volunteered conditions, it is considered that the Ministry's submission point and concerns have been adequately addressed.

Should you have any queries please contact myself as the Planning consultant to the Ministry in this matter in the first instance.

Ngā mihi nui,

A handwritten signature in dark ink, appearing to read 'Jono Gemmell'.

Jono Gemmell

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(Consultant to the Ministry of Education)

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