

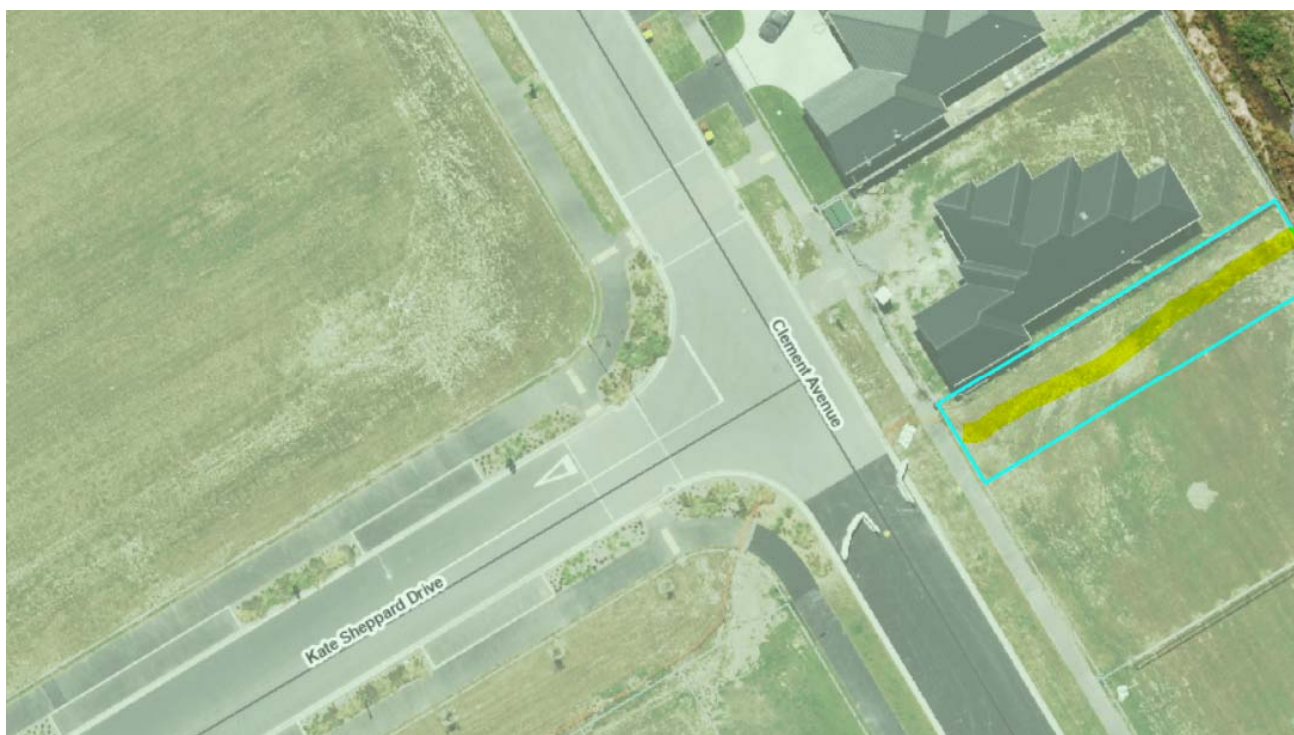
Narda Botha

From: Andrew Mazey
Sent: Tuesday, 29 November 2022 5:45 pm
To: Mat Collins; Richard Bigsby
Cc: Vanessa.Wong@flownz.com
Subject: RE: 15124 RE: Kevler Development Ltd - RC225715 & RC225716 - s91 and s92 letters

Hi Mat and Richard.

Thanks, I have now had the opportunity to review the situation. I believe my thoughts on the matter align with yours Mat but I will put it in my words as follows:

- We don't have the justification at this point to request them providing a roundabout on Springston Rolleston Rd, or contributing \$\$ to one directly
- **The most important outcome to secure now is aligning their new road and Kate Shepard Dr to create a crossroads, that Council can upgrade to a roundabout in the future if it chooses.**
- So we if we can get them to align the roads and provide the sufficient land by means of corner splays to accommodate a future roundabout - then their obligations will have deemed to have been met relating to this intersection/application
- https://www.selwyn.govt.nz/_data/assets/pdf_file/0008/14399/090923-RollestonStructurePlanMap.pdf
The Rolleston Structure Plan shows that all east west roads align across Springston Rolleston - in principle at least
- I note for any intersection upgrade project both now and subsequently put into the Long Term Plan (including from plan changes etc) , Council collects Development Contributions on these, so again all is not lost in that regard.
- While Kate Shepard Drive does not continue as a road directly, there is however a walk cycle link east so this adds credence to having the roads align across Springston Rolleston Road for east-west walking and cycling at least continuity.



- And also while Kate Shepard Dr does not provide a further direct roading connection east, Clement Ave where it ends extends north and south to connect to Ed Hillary Dr and Lady Isaac Dr respectively that do. As you will be aware Richard RC225646 is for the development of the area to the east where these connections continue.
- You will observe on Shillingford Drive and Northmoor Dr where it intersects with Springston Rolleston Dr corner splays in some manner have been provided on our request to accommodate potential future intersection upgrades by Council, so in most respects not asking for anything different in this situation.
- Another good example in regard to precedent to achieve such an outcome in the future is here in Lincoln where we got these roads to align by different developments, splays provided etc so it can be upgraded to a roundabout on this arterial road in the future.



- Also Stantecs argument that this is not seen as forming a wider collector road function is somewhat weak in that by not aligning the roads this would definitely preclude Council putting in place this classification (or similar) in the future, which could be a reasonable possibility including from ONF

I hope this lands us all on the same page with this Application 😊

Thanks

Andrew

From: Mat Collins <Mat.Collins@flownz.com>

Sent: Tuesday, 29 November 2022 8:09 AM

To: Richard Bigsby <Richard.Bigsby@selwyn.govt.nz>; Andrew Mazey <Andrew.Mazey@selwyn.govt.nz>

Subject: RE: 15124 RE: Kevler Development Ltd - RC225715 & RC225716 - s91 and s92 letters

Hi Andrew, just following up on this. Let me know if you're happy with my position re proportional contribution towards the future roundabout, if so I'll finalise my memo for Richard.

Ngā mihi,

Mat

From: Mat Collins
Sent: Thursday, 24 November 2022 1:29 pm
To: Richard Bigsby <Richard.Bigsby@selwyn.govt.nz>; Andrew Mazey <Andrew.Mazey@selwyn.govt.nz>
Cc: Vanessa Wong <Vanessa.Wong@flownz.com>
Subject: RE: 15124 RE: Kevler Development Ltd - RC225715 & RC225716 - s91 and s92 letters

Hi Richard

It essentially comes down to a bit of horse trading! If we can get the applicant to vest the land needed for the roundabout to Council at no cost, I think this would cover their contribution towards costs for the future roundabout.

I don't think we would seek to restrict development prior to a roundabout being in place because

- If the developer formed the T-intersection as they're proposing, this would be sufficient to support the development. They'll stick to this line of argument, and we'd risk missing the opportunity to get the new road aligning with Kate Shepherd
- Council doesn't currently have funding allocated for a roundabout at Kate Shepherd. Our request is to future proof the opportunity for one

In terms of wider intersection upgrades, based on reporting we did for PPC78 the development will likely affect the intersections below. However, I don't think there's sufficient effect for us to restrict development until these are in place, this is consistent with our recommendations on the nearby PC78 which had 700+ dwellings vs this site which is proposing 270 odd dwellings. However, **Andrew** might need to consider this site's proportional contribution to these upgrades in terms of funding.

- Springston Rolleston Road/Selwyn Road. Proposed to be upgraded to a roundabout by Council in 2024/27
- Lowes Road/Levi Drive/Masefield Drive. Proposed to be upgraded to signals by Council in 2025/26
- Selwyn Road /Weedons Road. Proposed to be upgraded to a roundabout by Council in 2027/28
- Selwyn Road/Lincoln Rolleston Road. Proposed to be upgraded to a roundabout by Council in 2028/29

Andrew, does this align with your thoughts?

Ngā mihi,

Mat

From: Richard Bigsby <Richard.Bigsby@selwyn.govt.nz>
Sent: Wednesday, 23 November 2022 1:09 pm
To: Mat Collins <Mat.Collins@flownz.com>; Andrew Mazey <Andrew.Mazey@selwyn.govt.nz>
Cc: Vanessa Wong <Vanessa.Wong@flownz.com>
Subject: RE: 15124 RE: Kevler Development Ltd - RC225715 & RC225716 - s91 and s92 letters

Thanks Mat. Do I understand correctly that this would not require the applicant to form the roundabout (presume there is still a contribution towards its costs), but rather that they have their roads align and vest land in Council to facilitate the future roundabout?

If so, is there any restriction you consider necessary on the extent of the development that could occur prior to the completion of the roundabout, or will the roundabout need to be completed prior to any occupation of the site? The applicant is seeking to build as soon as they can, provided they successfully obtain consent. I'm wondering if the timing of the roundabout improvement would be effectively declining their proposal, in the event that they seek to build before the roundabout is completed.

This might be worth framing for the applicant to consider, along with the other intersections that you considered would require upgrading prior to any development within the site?

Thanks,
Richard

From: Mat Collins <Mat.Collins@flownz.com>
Sent: Tuesday, 22 November 2022 10:40 am
To: Richard Bigsby <Richard.Bigsby@selwyn.govt.nz>; Andrew Mazey <Andrew.Mazey@selwyn.govt.nz>
Cc: Vanessa Wong <Vanessa.Wong@flownz.com>
Subject: FW: 15124 RE: Kevler Development Ltd - RC225715 & RC225716 - s91 and s92 letters

Hi Richard and Andrew, I've prepared an update to our memo with a little more discussion of the Kate Sheppard/SRR intersection topic. See tracked changes in Section 2.4 of the second attachment. In my view, the issue is more of an "outcomes" discussion rather than a "effects" discussion, as it relates to the form/connectivity of the transport network rather (which is a little amorphous) rather than the efficiency of the network (which is more easily quantified).

Happy to take comments/feedback. Richard, as this is a non-complying activity I think we've got good grounds to push back on this issue.

Ngā mihi,

Mat

From: Richard Bigsby <Richard.Bigsby@selwyn.govt.nz>
Sent: Monday, 21 November 2022 10:44 am
To: Mat Collins <Mat.Collins@flownz.com>
Cc: Vanessa Wong <Vanessa.Wong@flownz.com>
Subject: FW: 15124 RE: Kevler Development Ltd - RC225715 & RC225716 - s91 and s92 letters

Hi Mat/Vanessa,

Please see the attached 'initial' RFI transport response from the applicant for your review and response.

I've had a brief read through. In regard to the Kate Sheppard Drive roundabout upgrade, are you able to elaborate on this requirement, including detailing the adverse transportation/connectivity effects that the roundabout would mitigate.

I'm not sure if it's any help in relation to their road hierarchy response, but I note that the primary east/west road they state has a local classification will have a legal and formed width equivalent to a collector status road in terms of Appendix 13 of the Operative Plan (Townships Volume).

Please let me know if you've got any questions or concerns.

Thanks,
Richard

From: *** Subdivisions Group *** <subdivisions@survus.co.nz>
Sent: Friday, 18 November 2022 2:23 pm
To: Richard Bigsby <Richard.Bigsby@selwyn.govt.nz>
Cc: 'survus@emailmyjob.com' <survus@emailmyjob.com>
Subject: 15124 RE: Kevler Development Ltd - RC225715 & RC225716 - s91 and s92 letters

Hi Richard,

I have met with the applicant and other parties involved in the subdivision and determined that the issues raised around the proposed intersection with Springston Rolleston Road and the new Road #1 need to be addressed prior to a response to the remaining items. If the intersection does need to be amended then it may effect a number of the other items raised.

Please find attached additional information provided by Andrew Methereil from Stantec New Zealand. The information addresses item 1.a of the RFI and provides a conclusion and a number of recommendations that support the current proposal.

The balance of the RFI, including the information requested in your email from yesterday (17/11/2022) will be provided once the intersection layout has been confirmed.

If you have any questions or require any further information relating to the intersection please be in contact.

Regards,

Andrew Cain

Consents and Project Manager

4 Meadow Street, Papanui, Christchurch 8052

PO Box 5558 Papanui, Christchurch, 8542



03 352 5599



www.survus.co.nz



andrew@survus.co.nz



Your land. Our field.
The *difference* is in the *detail*.

SURVUS
CONSULTANTS
PLANNING + SURVEYING + ENGINEERING

This message is private and confidential. If you have received this message in error, please notify us and remove it from your system.

From: Richard Bigsby <Richard.Bigsby@selwyn.govt.nz>

Sent: Wednesday, 2 November 2022 2:47 PM

To: *** Subdivisions Group *** <subdivisions@survus.co.nz>; Andrew Cain <andrew@survus.co.nz>

Subject: Kevler Development Ltd - RC225715 & RC225716 - s91 and s92 letters

Good afternoon Andrew,

Please find attached a s91 letter deferring processing of the applications, pending applications for additional consents that are required from ECan.

In addition, please find attached a s92 letter requesting further information in relation to these applications. The transportation review from Flow consultants is also attached. The DSI and geotechnical assessments have been reviewed and no concerns or questions were identified.

An assessment and decision regarding notification will be made following confirmation that consents have been sought from ECan and that resolution of the RFI.

Lastly, our urban designer has suggested it would be beneficial for all involved to meet regarding some of the urban design matters raised. Please let me know if you would like to pursue this.

Kind regards,

Richard

Richard Bigsby



2 Norman Kirk Drive, Rolleston 7643
PO Box 90, Rolleston
Phone: (03) 347 2800 or 03 318 8338
Fax: (03) 347 2799

www.selwyn.govt.nz | www.selwynlibraries.co.nz
www.selwyn.getsready.net | m.selwyn.govt.nz