

12 February 2020

Hughes Developments Ltd

C/- Davie Lovell-Smith

PO Box 679

Christchurch 8140

Attn: Mark Brown

Kia ora Mark,

PC190064: HUGHES DEVELOPMENT LTD PRIVATE PLAN CHANGE: REQUEST FOR FURTHER INFORMATION

Your application for the above plan change has been assessed for completeness under the First Schedule of the Resource Management Act 1991. A review has been undertaken of the application, with the following further information request being issued accordingly.

Further Information

Clarification of the following points is requested to enable Council to better evaluate the nature and effects of the request (Clause 23(1)):

1) Planning

Operative RPS Objectives and Policies

- a. Please provide an assessment of the operative RPS Objectives and Policies in particular addressing how the request will give effect to CRPS Policy 6.3.7.

Transport

- b. Has any consideration been given to impacts on the wider transport network beyond the local area? If not, can the application please provide consideration and comment of these potential impacts or how they are otherwise to be addressed?

Miscellaneous

- c. Please provide Appendix H referred to at the bottom of page 32.

Note:

- i. *Selwyn Council is currently undertaking a District Plan Review. Through this we are coordinating ODP design with an approach to minimise 'features' on and ODP plan and utilise assessment considerations in supporting text. An example of this is attached.*

Although this will be difficult to implement in the Operative Plan please be aware that we will seek alignment of ODP design through the Proposed District Plan process.

2) Open Space

- a. Can the application (and if need be the ODP) be amended to reflect a 500m walking radius to access open space?
 - o The application and Design Statement refer to a 400m walking radius by which all residents can access open space (this may have come from an older documentation). Council's adopted standard is now 500m. A number of the reserves shown on the ODP are within close proximity to each other. Consideration also needs to be given to the wider existing greenspace network as well not just those proposed within the ODP.
- b. Given the proximity to Foster Park and its wider recreation purpose please consider amending the application (and if need be the ODP) to align the OPD reserves size to 1,000m² – 2000m²
 - o The anticipated size of reserves is stated as between 3,000-4,500m², which is very large. It is suggested that the larger size may allow opportunity for active recreation, but it needs to be reinforced that Foster Park nearby provides ample opportunity for active forms of recreation. Reserves for the purpose of passive recreation, spatial relief or amenity value are generally of 1,000-2,000m².

Note:

- ii. *Aside from the reserves, the overall allocation of greenspace would also need to consider the 'faringdon' subdivision style of grassed boulevards and greater road reserve widths - "to accommodate additional tree planting and a greater sense of spaciousness".*

3) Water

Note:

- iii. *Sizing of the water supply within the development and connecting infrastructure will require further investigations and design should this plan change progress.*

4) Wastewater

- a. The attached wastewater report from Opus identifies a number of deficiencies in the network resulting from the proposed development. These matters will need to be worked through with Council should this plan change progress
- b. Is there development staging proposed and if so how will this proceed? This will help Council understand timing for delivery of wastewater services and funding.

5) Cost/ Benefit Analysis

- a. Please identify and comment on, particularly around economic loss of land for rural production to the plan change area, the loss of employment verses the economic growth and employment opportunities provided for by application.

For example: the loss of the productive land may remove 1 FTE employment opportunity, but the works required to create the subdivision, construction works etc may provide for greater employment gain and/or increased population supports self-sufficient economic growth in the district.

6) Land Contamination

- a. In relation to the Preliminary Site Investigations for 694 Selwyn Road the reviewer wasn't sure that enough samples were collected from the imported soil to be able to fully characterise any contamination (if present). Can it please be explained why more samples weren't collected from where the soil was spread.
- b. The reviewer noted a couple of additions that should be added to the "work required" section of the summary document for Faringdon Southeast. Please include the following:
 - o 708 Selwyn Road – confirmation that waste pit has been removed.
 - o 728 Selwyn Road – asbestos survey of dwelling if to be demolished or moved.

Note:

- iv. *It is recommended that the remedial works be carried out prior to any bulk earthworks taking place, and that the validation reports be submitted prior to s224 or titles being issued.*
- v. *Attached for your information are possible conditions for any consents associated with the disturbance of contaminated soil:*

7) Consultation

- a. Please outline any consultation undertaken with tangata whenua either through Ngāi Tahu or directly with local Rūnanga or Mahaanui Kurataiao Ltd. If none has been undertaken please outline why and how tangata whenua views will be considered. Consultation between the applicant and the Iwi Authority, this being Te Rūnanga o Ngāi Tahu within the Selwyn District, is strongly recommended.

Process from here

Once we have received a response to the above requests, it may be necessary to ask for further clarification of the extent to which this response addresses the above requests.

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.

Once the Council is satisfied that it has adequate information, a report will be finalised to consider and make a recommendation on how to deal with your request.

Please contact me on (03) 347 2824 or ben.rhodes@selwyn.govt.nz if you have any questions.

Yours faithfully

SELWYN DISTRICT COUNCIL

Ben Rhodes

Team Leader - Strategy and Policy Planner