

From: s 9(2)(a)
To: s 9(2)(a)
Cc: s 9(2)(a) [Fast Track Consenting](#)
Subject: RE: Hughes Developments Limited - Further Information [GREE-DMS.FID77298]
Date: Friday, 18 December 2020 3:21:50 pm
Attachments: s 9(2)(a)

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Hello both,

The further submissions period for PC64 has now closed, so we wanted to provide a brief update of where things currently sit.

Further submissions

Only the Ministry of Education has lodged a further submission. That further submission requests that if 545 East Maddisons Road is included in the plan change area (as described below), the same considerations regarding traffic safety and connections to Lemonwood School are taken into account in relation to that property. HDL has no issues with position.

As part of the further submissions process, HDL has also consulted with the following submitters:

- **Environment Canterbury.** ECan has clarified some matters relating to its submission, and indicated that it would not lodge a further submission nor was it planning to attend the hearing.
- **Christchurch City Council.** The relevant Council Policy Planner confirmed that the reports referenced in Christchurch City Council's submission were still in draft and had not been signed off by the Greater Christchurch Partnership. As such, the Council was unable to make these reports available to assist in reviewing and responding to the matters raised in its submission.
- **Quinn.** HDL has addressed Mr Quinn's concerns regarding boundary treatments. As such, he has formally withdrawn his submission. HDL has also entered an agreement to purchase this property (see below).
- **Croucher.** HDL has made various attempts to contact this submitter to discuss their concerns. To date, those attempts have been unsuccessful.
- **Tilling.** Freelance Canterbury Limited has acquired the property owned by Mr Tilling. As advised below, HDL is now in advanced negotiations to purchase that land from Freelance Canterbury Limited. For that reason, it has requested that that property is now included in the project area. Mr Tilling intends withdraw his submission once HDL's purchase of that property settles next week.
- **NZ Defence Force.** The Defence Force has confirmed that it has no specific issue with the plan change, and that its submission was a means of enduring that the operation of the Defence Force sites remains a consideration for strategic growth decisions in Selwyn.
- **Heslop.** HDL has addressed the concerns of Mr Heslop, and he has subsequently withdrawn his submission.
- **Freelance Canterbury Limited.** As above. Freelance Canterbury Limited will also withdraw its submission on settlement of that property.

Project area

As noted above, HDL has entered an agreement to purchase 858 and 870 Selwyn Road (being the area in the south west corner of Faringdon South West (shown in the attached plan), marked as "Stage 6"). Given its location, HDL considers there is an

opportunity to incorporate this property into the Proposal, which would deliver an additional 95 lots for housing. The subdivision layout for Faringdon South West including that property is shown in the attached plans. If that property is included in the project area, then the HDL Proposal could deliver up to **1,153 lots** (being Option C described below, plus the additional 95 lots on 858 Selwyn Road). HDL therefore requests that 858 and 870 Selwyn Road be included in the project area. The full legal description of this block is:

All the land comprised in and described as computer freehold register 228451, legally described as Lot 2 DP 75821 and Lot 2 355996, being a combined total of 6.108ha more or less.

The registered owners of this land are currently Michael Nicolas Quinn and Suzanne Maree McFerran.

We do not anticipate that the inclusion of this additional property will delay the processing of this application, but please let us know if this is not the case, or if there are any problems generally with this request. Our client is keen to progress this matter as quickly as possible, so would willingly withdraw this request if it had any impact on the timeframes for the Minister's decision.

Please don't hesitate to contact me if you have any questions.

Nga mihi | Kind regards

Rachel Murdoch | Senior Associate

GreenwoodRoche
PROJECT LAWYERS

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From: Rachel Murdoch s 9(2)(a)
Sent: Wednesday, 9 December 2020 12:02 PM
To: 'Rachel Ducker s 9(2)(a)'; 'Md Arif Hasan s 9(2)(a)'
Cc: Lauren Semple
Subject: RE: Hughes Developments Limited - Further Information [GREE-DMS.FID77298]

Kia ora,

Thank you both for your time on Monday.

Further to our discussion, we confirm the following regarding the HDL Proposal:

1. **The secondary school proposal.** While discussions are progressing with the Ministry of Education, it is unlikely those will be concluded in sufficient time to enable the designation of the school to be included in this application. On that basis the scope of the application should remain as stated (subject to the following note about the land to be included) and any authorisations required for the school will be progressed via standard RMA channels.
2. **Project area.** Through consultation with the current owner (Freelance

Canterbury Limited) on its PC64 submission, HDL is now in advanced negotiations to purchase 545 East Maddisons Road (Lot 1, DP 326339), which is the large block located beside the Faringdon South West project area (shown below). Subject to confirmation of this purchase, HDL intends to incorporate this block into the development of Faringdon South West for housing. The **attached** subdivision layout plan confirms that the addition of this block as part of Faringdon South West will add approximately another 64 homes to the Proposal. HDL therefore requests that this block is included in the project area for Faringdon South West. The full address and legal description of this block is:

All the land comprised in and described as computer freehold register 107005, legally described as Lot 1 DP 326339, being 4.0012ha more or less.

The registered owner of this land is Freelance Canterbury Limited.



3. **Lot numbers.** Overall, the Proposal will therefore deliver between **864 – 1,058** lots with all but two to be developed for housing. The remaining two lots will be developed as neighbourhood centres.
 - a. At a minimum, the Proposal comprises **864** lots being 589 lots in Faringdon South West (i.e. not including 545 East Maddisons Road) and 275 lots in Faringdon South East (with the superlot to be reserved for development of a secondary school) (referred to as Option A in our previous correspondence).
 - b. If the superlot in Faringdon South East is developed for housing instead of a secondary school, the number of lots will increase to **994** (referred to as Option B in our previous correspondence).
 - c. If both the superlot in Faringdon South East and 545 East Maddisons Road in Faringdon South West is developed for housing, the Proposal will deliver a total of **1,058** lots (see attached plans described as Option C).

As set out in our letter dated 3 December 2020, the Proposal (at 864 lots) will therefore support at least:

- a. an additional \$668m in GDP during the development period, and approximately \$17m in GDP per annum following the completion of the development;
- b. approximately 12,100 job years or 9,800 FTEs over the development period, and a further 400 jobs each year in the Canterbury region following completion.

The job creation and economic benefit will, of course be higher, if further residential lots are developed in accordance with options b and c.

We trust this answers your queries and provides sufficient information to enable this matter to advance. Please don't hesitate to contact me if you have any questions or if we can be of further assistance.

Nga mihi | Kind regards

Rachel Murdoch | Senior Associate

GreenwoodRoche
PROJECT LAWYERS

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AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	2/12/20	LOTS 82-105 AMENDED LOTS RENUMBERED
R2	10/12	LAYOUT UPDATED

NOTES:

- 1) Areas and dimensions are approximate & subject to final survey and deposit of plans.
- 2) Service easements to be created as required.
- 3) This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purpose.
- 4) Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
- 5) This plan is subject to the granting of subdivision and/or resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.
- 6) This plan has been prepared for the use of Hughes Developments Limited only and no liability is accepted in relation to any other parties.
- 7) Orion kiosk lots have not been shown and are to be created as required following a detail electrical design.

Legend



Total Area : 58.4453ha

Comprised in: RT's: CB40C/451
CB43A/595 179849 179850 107005 107006
107007 107008 228451 228452 & 228453



116 Wrights Road P O Box 679 Christchurch 8140 New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:

**Hughes Developments Limited
South West
Rolleston**

SHEET TITLE:

**Fast Track Option D
Proposed Subdivision of
Lot 1 DP 69688, Lot 1 DP 74660,
Lot 2 DP 75821,
Lots 1 & 2 DP 343803,
Lots 1 - 4 DP 326339 &
Lots 2, 3 & 4 DP 355996**

DRAWING STATUS

For Subdivision Consent

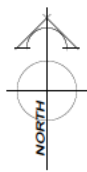
SCALE : 1:2500@A1 DATE : December 2020
1:5000@A3




CAD FILE : J:\2018\4\SUBCON FASTTRACK SW\H20184 FastTrack SW D.dwg DRAWN : GC

DRAWING No : SHEET No :

P20184 FST D 1 of 2 R0





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7) Orion kiosk lots have not been shown and are to be created as required following a detail electrical design.		
Legend		
 Building to be removed		
 Building to remain		
Total Area : 58.4453ha		
Comprised in: RT's: CB40C/451 CB43A/595 179849 179850 107005 107006 107007 107008 228451 228452 & 228453		
 DAVID LOVELL-SMITH PLANNING SURVEYING ENGINEERING		
116 Wrights Road P O Box 679 Christchurch 8140 New Zealand Telephone: 03 379 0793 Website: www.dls.co.nz E-mail: office@dls.co.nz		
JOB TITLE:		
Hughes Developments Limited South West Rolleston		
SHEET TITLE:		
Fast Track Option D Proposed Subdivision of Lot 1 DP 69688, Lot 1 DP 74660, Lot 2 DP 75821, Lots 1 & 2 DP 343803, Lots 1 - 4 DP 326339 & Lots 2, 3 & 4 DP 355996		
DRAWING STATUS		
For Subdivision Consent		
SCALE: 1:1000@A1 1:2000@A3		
DATE: December 2020		
CAD FILE: J:\2018\SUBCON FASTTRACK SW\20184 Fasttrack SW D.dwg		
DRAWN: JC		
DRAWING No: P20184 FST D		
SHEET No: 2 of 2		
REVISION: R0		