

**David Hattam**

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**From:** Daniel Thorne <ThorneD@ap.aurecongroup.com>  
**Sent:** Friday, 11 March 2011 11:59 a.m.  
**To:** David Hattam  
**Cc:** Jake Hughes  
**Subject:** PC12 - Submission from the Izone Project Team  
**Attachments:** Izone Project Team Submission on PC12.pdf

Hi David,

Hope this finds you well.

As discussed last week, please find **attached** a submission on PC12 from the Izone Project Team. Have got limited access to the mail at the moment, so will not forward a hard copy, however can do so if you require?

If you can please confirm receipt it would be appreciated. If you wish to discuss the submission or have any queries, please do not hesitate to contact me. Best bet would be on my cell – 027 465 8099.

Cheers

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**Daniel Thorne** | Planner | Aurecon  
**Ph:** +64 3 366 0821 | **DDI:** +64 3 367 3212 | **Fax:** +64 3 379 6955  
**Email:** [thorned@ap.aurecongroup.com](mailto:thorned@ap.aurecongroup.com)  
PO Box 1061, 122 Gloucester Street | Christchurch 8140 | New Zealand  
<http://www.aurecongroup.com>  
<http://www.aurecongroup.com/apac/groupentity>

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Aurecon New Zealand Limited  
Level 2, Rural Bank House  
122 Gloucester Street  
(PO Box 1061)  
Christchurch 8140  
New Zealand

T +64 3 366 0821  
F +64 3 379 6955  
E [christchurch@ap.aurecongroup.com](mailto:christchurch@ap.aurecongroup.com)  
W [aurecongroup.com](http://aurecongroup.com)



11 March 2011

David Hattam  
Strategic Policy Planner  
Selwyn District Council  
PO Box 90  
**ROLLESTON**

Dear David

**SUBMISSION ON PROPOSED PLAN CHANGE 12 TO THE SELWYN DISTRICT PLAN –  
INTEGRATED TRANSPORT MANAGEMENT**

Please find enclosed a submission on Proposed Plan Change 12 (PC12) to the Selwyn District Plan from the Izone Project Team.

We acknowledge that the period for lodging submissions on PC12 closed on the 4 March 2011. As discussed, our office sustained significant damage from the 22 February earthquake and we have been unable to access or retrieve our files from the building. As a consequence, we were unable to undertake the required research and prepare the necessary submission prior to the 4 March 2011. Given these exceptional circumstances, we ask that Council accept the enclosed late submission.

Can you please acknowledge receipt of this submission by e-mail ([thorned@ap.aurecongroup.com](mailto:thorned@ap.aurecongroup.com)) at your earliest convenience.

Yours sincerely  
**Aurecon New Zealand Limited**

A handwritten signature in black ink, appearing to read 'Daniel Thorne'.

Daniel Thorne  
Planner

Enc: IZONE PROJECT TEAM SUBMISSION ON PROPOSED PLAN CHANGE 12

cc: R D Hughes Developments Limited  
VIA EMAIL – [jakechughes@gmail.com](mailto:jakechughes@gmail.com)  
Attn: Jakes Hughes

## FORM 5

### SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

**TO:** Selwyn District Council  
PO Box 90  
ROLLESTON

**SUBMISSION ON:** PROPOSED PLAN CHANGE 12 TO THE  
SELWYN DISTRICT PLAN

**SUBMITTER  
DETAILS:** IZONE PROJECT TEAM

#### Introduction

The Izone Southern Business Hub is an industrial development situated at Rolleston just south of Christchurch on State Highway 1. At over 180ha it is one of the largest industrial parks in New Zealand and is already home to 23 businesses including The Warehouse, Westland Milk Products, Solid Energy and PGG Wrightson.

Through the development of the existing Izone Southern Business Hub area it has become evident that the strongest market demand has been for larger lots (10,000m<sup>2</sup>) where businesses can establish larger warehouse/storage buildings. This demand continues and is in part driven by Izone's good access to SH1, close proximity to Christchurch City, easy access to the Airport and to SH73 to the West Coast and the South Island Main Trunk Railway Line. The Business 2A zoning of the Izone Southern Business Hub specifically caters for this demand into the future and reflects the recognition that the Izone Southern Business Hub has become a business area of regional importance given the role it can play in supporting economic growth in the Greater Christchurch area. Accordingly, the Izone Project Team has a significant interest in Proposed Plan Change 12 to ensure that future development in accordance with the same does not have significant adverse effects on its present and future operations at the Izone Southern Business Hub.

#### 1. This submission relates to Proposed Plan Change 12 (PC12), and in particular:

- The proposed increase in car parking requirements for industrial activities;
- The provision for off-site car parking to occur as a permitted activity in certain zones; and
- The proposed restriction on vehicle crossings to Hoskyns Road.

#### 2. Details of submission:

- The Izone Project Team supports in principle PC12, however has concerns with regard to the following matters:

##### 2.1 Car Parking

While the Izone Project Team supports the exemptions for the Business 2A Zone from the car parking requirements (comprising a reduced activity status (restricted discretionary) and a non-notification clause), the Izone Project Team is opposed to the increase in the car parking requirements for 'industrial activities'. The Izone Project Team remains of the opinion that the current car parking requirements for industrial activities at Izone are in excess of what are required and thus represents an inefficient use of resources.

PC12 proposes to increase the car parking requirements for industrial activities to 1.5 spaces per 100m<sup>2</sup> GFA (previously required 2 spaces for the first 100m<sup>2</sup> GFA and 1 space per 100m<sup>2</sup> GFA thereafter). The Izone Project Team considers that this parking requirement is excessive, particularly for the warehousing/storage activities that are common at the Izone Industrial Business Hub. To this end, the Izone Project Team has commissioned research to investigate whether a reduced parking requirement for warehousing/storage activities would be appropriate. This research involved the review of other District Plans, industry standard guidelines (e.g. 'Transfund New Zealand Research Report No. 209: Trips and Parking related to Land Use' document, as well as the equivalent documents from Australia and the United States), and the New Zealand Trips Database Bureau.

The research indicates that the use of separate parking requirements for warehousing/storage and general industrial activities is already applied in a number of District Plans around New Zealand. Examination of standard industry documents suggests that the parking requirements for industrial activities as proposed by PC12 are appropriate for general industrial activities such as factories. However these same standards also suggest that such proposed parking rates would be overly onerous for warehousing and storage land use activities. Consequently, the Izone Project Team consider it appropriate that an additional land use category for car parking requirements be incorporated into the District Plan for warehousing and storage activities. It is further recommended that the car parking rate for this new land use category be set at 0.5 spaces/ 100m<sup>2</sup> GFA, as this would meet the average parking demand as surveyed at existing warehouse sites, as well as achieving the higher end of the range of recommended parking provisions as outlined by internationally recognised guidelines.

PC12 seeks to introduce a provision which allows for car parking to be provided on a physically adjoining site, or on a site within 100m of the site on which the activity is undertaken, subject to several conditions. This provision can be seen to provide for shared car parking areas within the Business 1 and 2 Zone, however, does not specifically apply to the Business 2A Zone (Izone). The Izone Project Team would support the opportunity to provide for shared car parking areas (e.g. a car park building) to establish within the Business 2A Zone, and to this end, we seek specific reference to the Business 2A Zone within proposed clause E13.1.3.3.

## 2.2 Vehicle Crossings

PC12 introduces Clause E13.2.4.7 which places a restriction on the provision of vehicle crossings onto arterial roads which have a speed limit of greater than 70km/hr (Hoskyns Road adjacent to Izone has a speed limit of 100km/hr). In this instance, PC12 requires the distances between vehicle crossings to meet the requirements of Diagram E13.4. This diagram requires relatively significant setback distances between vehicle crossings which may restrict the provision of the same along the Hoskyns Road frontage. We consider it appropriate that some dispensation be provided to Hoskyns Road adjacent to Izone recognising the intent that allotments should front this Road. This would reflect the agreed outcomes of the Izone Plan Change (Plan Change 5) which took into account the content of submissions, as well as urban design and traffic safety matters when making the determination that allotments should front onto and access Hoskyns Road. Alternatively, Council should immediately undertake the relevant processes to reduce the speed limit along Hoskyns Road to ensure that this restriction does not apply to vehicle crossings along Hoskyns Road adjacent to the Business 2A Zone.

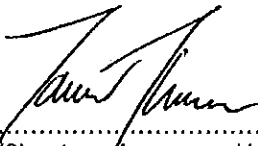
## 3. Relief Sought - The submitter seeks the following decision from the local authority:

- That PC12 be approved, subject to the following matters being incorporated into the plan change or alternatively addressed to the satisfaction of the submitter:
  - Amend Table E13.1 (Minimum Parking Spaces to be Provided) to incorporate a specific land use category for warehousing/storage activities with a prescribed minimum parking space requirement of 0.5 spaces per 100m<sup>2</sup> GFA;

- Amend Clause E13.1.3.3 to incorporate specific reference to the Business 2A Zone; and
- Amend Clause E13.2.4.7 to exclude vehicle crossings along Hoskyns Road from complying with Diagram E13.4, or alternatively, immediately undertake the processes required to reduce the speed limit along Hoskyns Road so this restriction will no longer apply.

4. The submitter wishes to be heard in support of their submission.

5. If others make a similar submission, the submitter would be prepared to consider presenting a joint case with them at any hearing.



.....  
(Signature of person making submission or person  
authorised to sign on behalf of person making submission)

11 March 2011

.....  
(date of submission)

**TITLE AND ADDRESS OF SERVICE FOR PERSON MAKING SUBMISSION:**

Izone Project Team  
c/- Aurecon New Zealand Limited  
PO Box 1061  
**CHRISTCHURCH**

Attention: Daniel Thorne

Telephone: (03) 3660821

Fax: (03) 379 6955

Email: [thorned@ap.aurecongroup.com](mailto:thorned@ap.aurecongroup.com)