

**Private Plan Change 43: Synlait Milk Limited**

Submitter Number	Submitter	Address	Submission	Oppose/Support	Relief Sought	Wish to be Heard?
1	New Zealand Transport Authority	P O Box 1479 Russley, Christchurch 8140	Support plan change and seek inclusion of a access related conditions.	Conditional Support	<p>The NZTA seeks the addition of a provision specifying that signs directed at the State Highway require approval from NZTA prior to being erected at the site.</p> <p>The NZTA also seeks amendments to the provisions under Rule 26.31(b) to increase the separation distances between any two outdoor signs.</p>	Yes
2	Philip Hindin and Yuying Wan	Unit 4-17 Wise St Christchurch 8024	Support plan change except the proposed Noise Control Boundary.	Support in Part	<p>If Council believes the noise control boundary is necessary we request the Council amend the proposed ODP so that the noise control boundary more accurately reflects the predicted noise effects and request that the red line marked on the attached plan be used.</p> <p>Amend Clause 3.13.1.6 (Plan</p>	Yes

					Change Appendix 1) should be written to specify the noise reduction performance required and the means of verification. Reference to ventilation is unnecessary as this is already required by the building code.	
3	Fonterra Co-Operative Group Limited	P O Box 49, Allen Street, Morrinsville.	Support Plan Change as notified.	Support	Approve plan change as notified.	Yes
4	Makaanui Kurataiao Ltd	PO Box 3246, Christchurch Level 2, Rehua Marae, 79 Springfield Road	<p>Seek to reiterate the recommendations sought in the Cultural Impact Assessment.</p> <p><u>Landscape Planting:</u></p> <ul style="list-style-type: none"> <li>a) The landscape plan should reflect a commitment to reinstate biodiversity values and to improve amenity.</li> <li>b) Use native species that were originally found in this location.</li> <li>c) Planting as part of stormwater management.</li> </ul> <p><u>Earthworks:</u></p> <ul style="list-style-type: none"> <li>a) Seek that volumes exceeding 5000m<sup>3</sup> are classified as a controlled activity, or that</li> </ul>	Oppose	That the application be declined as the effects of the activities are more than minor. Unless appropriate assessment and mitigation for potential adverse effects are identified with Te Taumutu prior to a hearing date.	Yes

			<p>Rule 26.11 includes explicit provisions of what the earthworks management plan ought to include</p> <p><u>Lighting:</u></p> <p>a) Ensure rule 26.21 is written to identify and enable light suppression techniques to minimise the impact on landscape and views. Further need to ensure that an assessment of the current lighting environment is measured and assessed as a way of monitoring future impact of increased lighting.</p> <p><u>Low Impact and sustainability Based Design Principles:</u></p> <p>Investigate opportunities to incorporate low impact design and sustainability options into the new rules.</p> <p><u>Outline Development Plan:</u></p> <p>A stormwater management plan should be included as part of or sit alongside the ODP showing the design concept for stormwater collection, treatment and disposal.</p>			
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			<p><u>Managing Discharges in an Integrated Manner:</u></p> <p>Concern regarding how discharges can be managed in an integrated and comprehensive manner. This is important considering the nitrogen limit set for the Selwyn Waihora Catchment.</p> <p><u>Consistent approached to zoning and Rules:</u></p> <p>The Runanga encourages a consistent approach to managing the continuing development and potential expansion of the Fonterra Plant and Darfield. It would be beneficial to have both dairy processing plants managed under the same zoning and rules.</p> <p><u>Other matters:</u></p> <p>The use of Titania as a permitted colour is not considered appropriate in a rural environment and fails to mitigate the visual impact of any new buildings.</p> <p>Any breach of height limit should be a discretionary activity.</p>			
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5	Hughes Developments	C/- Davie Lovell Smith, P O Box 679, Christchurch	<p>Oppose Plan Change for the Following Reasons:</p> <ul style="list-style-type: none"> <li>a) The Plan change infers that the Dairy Processing Management Area is necessary to support the growth and expansion of existing activity on the site, however no justification is provided as to the growth expectations and land requirements in support of the large area included within the plan change.</li> <li>b) The Issues, Objectives, Policies and Rules provide for a wider scope of activity that which relates explicitly to Dairy processing activity.</li> <li>c) The reason for the plan change cites consolidation of existing activities whereas the Plan Change has been drafted to allow for the creation of new activities.</li> <li>d) The Land Use Recovery Plan identifies greenfield business priority area. This Plan Change provides for activities more akin to a business zone. Although located outside Greater Christchurch</li> </ul>	Oppose	<p>Withdraw Plan Change in its entirety.</p> <p>If above is not granted then seek the following changes:</p> <ul style="list-style-type: none"> <li>a) Amend the plan change so that it explicitly relates and provides for upgrade, expansion and diversification of the existing dairy processing activity only.</li> <li>b) Draft a stronger set of objectives, policies and rules to restrict 'other' activities from establishing within the plan change area.</li> </ul>	Yes

			<p>boundary the broad business zone characteristics exhibited by the plan change are contrary to the LURP in that it will directly impact on greenfield business priority areas within the Selwyn District.</p> <p>e) The economic impact assessment does not address any potential negative impacts the proposed plan change will have on areas already zones for the level s of related and ancillary activity being promoted by the plan change.</p> <p>f) The Section 32 assessment as it relates to alternative locations in flawed due to the erroneous conclusions reached in relation to the other industrial land available in the district.</p> <p>g) The plan change document states the District Plan Review Process is not appropriate to achieve the outcomes sought by the plan change. It is noted the plan change documentation lists a number of unimplemented consents which would mitigate the perceived time inefficiencies</p>			
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			aligned within the District Plan Review process			
6	Dairy Holdings Ltd	P O Box 549, Timaru	<p>Oppose Plan Change for the following reasons:</p> <p>a) Access Transport</p> <ul style="list-style-type: none"> <li>The plan change will allow for a 242% increase in daily traffic movements. This will create an adverse effect on the intersection of SH1 and Old South Road.</li> <li>As landowners in the vicinity concerned about the increase in traffic on roads that are not designed for that frequency.</li> <li>The intersection at Irvines Road and Old South road does not meet general safety design standards.</li> </ul>	Oppose	<p>Seek the following:</p> <p>A) Dedicated alternative route for vehicles heading south should be made such as Old South Road.</p> <p>B) Appropriate road safety changes to the wider transport network where necessary.</p>	Not indicated