

Plan Change 66 Submitter Details and Summary of Submissions

Submitter ID	Submitter Name	Could Gain Advantage	Directly Affected	Wish To Be Heard	Consider Joint Case	Contact Name	Contact Organisation	Contact Address	Contact Email
PC66-0001	Withdrawn								
PC66-0002	Simon Fraser Thomas	No	No	Yes	Yes	Simon Fraser Thomas		776 Maddisons Road, Rolleston 7675	simonfthomas@mac.com
PC66-0003	Davina Penny	No		Yes	Yes	Davina Penny		17 Iraklis Close, Templeton 8042	
PC66-0004	L.J. & C.M. Manion	No		Yes		L.J. & C.M. Manion		57 Weedons Ross Road, Weedons 7675	
PC66-0005	Waka Kotahi NZ Transport Agency	No		Yes	Yes	Gemma Kean	Waka Kotahi NZ Transport Agency	PO Box 1479, Christchurch 8011	gemma.kean@nzta.govt.nz
PC66-0006	Fire and Emergency New Zealand (FENZ)	No		Yes	Yes	Nicolle Vincent	Beca Ltd	PO Box 13960 Armagh Street, Christchurch 8141	nicolle.vincent@beca.com
PC66-0007	Canterbury Regional Council (Environment Canterbury)	No		No	No	Tammy Phillips	Canterbury Regional Council (Environment Canterbury)	PO Box 345, Christchurch 8140	tammy.phillips@ecan.govt.nz
PC66-0008	Lyttleton Port Company Limited	No		Yes	Yes	Gareth Taylor	Collaborations	Unit 19, 42 Marriner Street, Christchurch 8081	gareth@collaborations.co.nz
PC66-0009	Ministry of Education	No		Yes	Yes	Portia King	Beca Ltd	PO Box 13960, Christchurch 8141	portia.king@beca.com
PC66-0010	Carole Greenfield	No		Yes	No	Carole Greenfield		2/341 Newtons Road, Weedons 7675	ninox61@gmail.com
PC66-0011	Withdrawn								
PC66-0012	Pinedale and Kintyre Enterprises	No		Yes	Yes	Mr Robert S Paton		131 Larcombs Road, Christchurch 7678	bobnrose@xtra.co.nz

Submitter ID	Submitter Name	Point #	Position	Summary	Decision Requested
PC66-0002	Simon Fraser Thomas	001	Oppose	Opposes the rezoning due to: lack of certainty regarding full effects of the built form and layout of future development. potential for an application to be made to obtain access via Maddisons Road, resulting in a loss of amenity to local rural residents and other residents affected by heavy articulated truck movements, and consequential costs to ratepayers of upgrades and maintenance of affected roads. effects on rural amenity values. creeping industrialization of the countryside.	Reject zone change from from Rural Inner Plains to Business 2A and ask the applicant to reapply when the uncertainty is removed.  Failing that, amend the provisions to require:  the landscape mitigation along the northern boundary to include a bund of at least 2.5m in height, together with Landscape Treatment Four (rather than Landscape Treatment One) the landscape mitigation along the eastern boundary to retain the existing shelter belt, together with Landscape Treatment Four no Resource Consent to be made for access to/from Maddisons Road for 20 years at least and any subsequent transfer of title for any reason will include reference to that.
PC66-0003	Davina Penny	001	Oppose	Opposes the development of the application site as it is predominantly LUC 2 soil, with some LUC 3 soil and the submitter considers that the land should therefore be protected from development in line with the proposed national policy statement. Land further afield could be used for industrial use instead.  Rezoning may preclude neighbouring land from being utilised due to adverse effects from the proposed development.	Reject zone change from from Rural Inner Plains to Business 2A.
PC66-0004	L.J. & C.M. Manion	001	Oppose	Considers that landscaping in area 4 will take too long to develop.	Require the establishment of a 3m high landscaped earthbund, slightly larger than the one bordering the submitter and LPC midland port.
PC66-0004	L.J. & C.M. Manion	002	Oppose	Considers that permitted noise levels are too high for adjoining inner plains zoned residential houses on 4 ha blocks.	Amend provisions to preclude the use of hyster container handlers within this Business 2A zone unless they have extra noise suppression on their motors.
PC66-0004	L.J. & C.M. Manion	003	Oppose	Considers that containers stacked up to 6 high are visually ugly, block views, shade their property from late afternoon sun and amplify the noise of the Hyster container handlers.	Amend provisions to restrict height of containers to no more than 3 containers high.
PC66-0004	L.J. & C.M. Manion	004	Oppose	Opposes activities that would cause dust or odour issues, such as fertiliser plants and compost sites.	Amend provisions to ban business types that would cause dust and odour issues with no option to mitigate.

PC66-0005	Waka Kotahi NZ Transport Agency	001	Neither Support Nor Oppose	Seeks to better understand the potential timing of additional development to ensure that any adverse effects on the transport network are appropriately mitigated, including the effects on the efficiency of the Hoskyns Road intersection in the short-term prior to upgrades in the vicinity of the application site being completed.	Demonstrate that there is sufficient capacity at the Hoskyns Road/State Highway 1 intersection, if the application site is fully developed prior to the proposed upgrade works at Rolleston being completed as part of the New Zealand Upgrade Programme; or Amend the provisions to include appropriate controls to manage potential effects on the efficiency of the Hoskyns Road/State Highway 1 intersection.
PC66-0005	Waka Kotahi NZ Transport Agency	002	Neither Support Nor Oppose	Seeks consideration of the proposed rezoning against the provisions of the Urban Development Strategy and Canterbury Regional Policy Statement.	Not specified.
PC66-0006	Fire and Emergency New Zealand (FENZ)	001	Neither Support Nor Oppose	Considers that there is missing information and a lack of clarity surrounding the water supply, and therefore a risk that insufficient water supply for firefighting may be provided to the site.	Provide information demonstrating that there is an available connection with sufficient flows for firefighting. If a reticulated water supply cannot provide adequate water volume and pressure for firefighting as set out in the The New Zealand Firefighting Code of Practice, require an alternative on-site firefighting water supply to be provided in accordance with the Code of Practice.
PC66-0007	Canterbury Regional Council (Environment Canterbury)	001	Neither Support Nor Oppose	When considering the significance of the proposed Plan Change under Policy 8 of the NPS-UD, and in the absence of adopted criteria in the CRPS, the Council should be satisfied that it meets an identified business demand.	Give careful consideration through the hearing process and the section 32 analysis to whether the proposed Plan Change will add significant development capacity and contribute to a well-functioning urban environment that is well-connected along transport corridors in the Greater Christchurch area.
PC66-0007	Canterbury Regional Council (Environment Canterbury)	002	Neither Support Nor Oppose	Development needs to take into account two well-defined overland flow paths within the site. Mitigation of transport effects is reliant on planned intersection upgrades that may not eventuate as scheduled and that the phasing of development for the site is not linked to their completion in any way.  The land is identified on Canterbury Maps as Land Use Capability Class 2 and would likely be identified as highly productive under the proposed National Policy Statement on Highly Productive Land.  In terms of soil contamination, confirm that no sheep or stock dipping had taken place in the area historically.	Give careful consideration through the hearing process and the section 32 analysis to ensure that if any rezoning proceeds that an appropriate rules package is incorporated so that the layout and phasing of development addresses the matters raised in this submission, particularly in relation to flood hazard and impacts on the wider transport network.
PC66-0008	Lyttleton Port Company Limited	001	Support	Supports provision of additional Business 2A land within Selwyn District	No decision requested (see other submission points)
PC66-0008	Lyttleton Port Company Limited	002	Oppose	Considers that the potential effects on the supporting transport network should be clarified with respect to the Midland Port.	Provide clarification that generated transport movements on the road network will not have material adverse effects, including cumulative effects to the detriment of safety, efficiency and effectiveness of freight operations being undertaken at Midland Port; otherwise rezoning is opposed.

PC66-0008	Lyttleton Port Company Limited	003	Oppose	Opposes Noise Sensitive Activities being enabled near the interface with Midland port, which would give rise to reverse sensitivity effects.	Amend the provisions to preclude Noise Sensitive Activities as defined by the plan, by making such activities Non-Complying within 80m of the interface with Lot 2 DP 475847 (Midland Port).
PC66-0009	Ministry of Education		Neither Support Nor Oppose	Considers that the rezoning may result in potential adverse effects on the school in relation to water supply.	Ensure that the rezoning does not result in adverse effects on the drinking water supply at Weedons School.
PC66-0009	Ministry of Education	002	Neither Support Nor Oppose	Considers that the rezoning may result in potential adverse effects on the school in relation to road access.	Amend Rule 17.2.2 as follows:  Any activity which does not comply with Rule 17.2.1.2(ii) or Rule 17.2.1.2(iii) shall be a restricted discretionary activity.
PC66-0009	Ministry of Education	003	Neither Support Nor Oppose	Considers that the rezoning may result in potential adverse effects on the school in relation to landscaping.	Retain landscaping outlined in proposed ODP as Landscape Treatment Four.
PC66-0010	Carole Greenfield	001	Oppose	Opposes the removal of productive land from Rural Inner Plains zone and the adverse effects on agriculture and amenity values of the area.  Opposes increased traffic on local roads which are rural in nature and not designed for large volumes of vehicles.	Not specified.
PC66-0012	Pinedale and Kintyre Enterprises	001	Oppose	Opposes rezoning as: the land has a Class 2 Land Use Capability classification and rezoning will result in permanent loss of highly productive land for farming purposes. it will result in adverse traffic effects on the surrounding network, including cumulative effects that have not been considered in the ITA, that will affect the use of the submitter's property. the assessment of environmental effects has not considered alternative sites and methods for undertaking the activity and the submitter considers that another site is available which is more appropriate.	Reject zone change from Rural Inner Plains to Business 2A; or Undertake a land swap between the application site and the submitter's land (which adjoins the main trunk railway line, Two Chain Road and Walkers Road).