



FORM 5

Submission on publicly notified proposal for policy statement or plan, change or variation under Clause 6 of Schedule 1, Resource Management Act 1991

To: Selwyn District Council

Name of submitter: Ministry of Education ('the Ministry')

Address for service: C/- Beca Ltd
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Attention: Portia King

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This is a submission on Private Plan Change Request 66 (PPC66) by Rolleston Industrial Holdings Limited to Selwyn District Council (SDC) to rezone 27.27 hectares of Rural Inner Plains to Business 2A Zone on Maddison Road near Rolleston.

The specific parts of the proposal that the Ministry of Education's submission relates to are:

The Ministry have concerns about the proposed rezoning and future industrial activities enabled by that rezoning due to potential effects on Weedons School in respect of school drinking water, road access and landscaping. Weedons School is located on Weedons Ross Road, approximately 600 metres from the proposal site (see Figure 1).



Figure 1: The approximate location of PPC66 zone in relation to Weedons School.

Background:

The Ministry of Education is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility not only for all State schools owned by the Crown, but also those State schools that are not owned by the Crown, such as designated character schools and State integrated schools. For the Crown owned State school this involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing.

The Ministry is therefore a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets in the Selwyn district.

The Ministry of Education's submission is:

The proposed rezoning from a rural zoning to a business type zoning will enable industrial activities to be established on the proposed site, in closer proximity to Weedons School than currently exists. The relative closeness of the proposed zone and the type of activities have the potential to create adverse effects on the school in respect of the following:

- **Water Supply**

The Weedons School drinking water supply is sourced from a bore on the school site. The Ministry seeks assurance that the rezoning will not result in any contamination effects on the bore supply from discharges to ground from activities in the proposed zone and that the zone provisions are sufficient to manage this issue. The Ministry recognises that the water quality is outside the control of SDC, however it is an ongoing issue that the Ministry would like to highlight.

- **Road Access**

The ODP indicates that road access will be directed through the IPort industrial subdivision and onto Hoskyns Road and there will be no direct access onto Maddisons Road or Weedons Ross Road. The applicant has also proposed an amendment to Rule 17.2. and 17.3 of the SDP which deems any access onto Maddisons Road a Restricted Discretionary activity.

The Ministry is supportive of the site's road access as proposed in the ODP and the proposed amendments to Rules 17.2 and 17.3 in order to avoid increased traffic past Weedons School which is accessed via Weedons Ross Road.

However, for completeness, the Ministry believes that further amendments to the rules are required in order the provisions are consistent. The proposed amendment to Rule 17.2.1.2 of the SDP states:

17.2.2 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.

- **Landscaping**

The Ministry supports the landscaping as outlined in the ODP that will provide a screen along the proposed sites eastern boundary to reduce any visual disturbance to Weedons School. The proposed landscaping in the ODP is defined as Landscape Treatment Four, in which the Ministry understands the landscaping must be a minimum height of 2 metres at the time of planting and reach a minimum height of 8 metres and width of 5 metres once matured, in accordance with Rule 24.1.3.13 of the SDP. The Ministry is supportive of this standard to ensure there is an adequate screen between the site and Weedons School.

The Ministry of Education seeks the following decision from the consent authority:

The Ministry requests that the following matters are considered by SDC when making decisions on PPC66:

- There are no adverse effects on the drinking water supply at Weedons School as a result of the rezoning;
- The road access to the rezoned area is as currently outlined in the ODP and the associated rules are supported given that the zone cannot be accessed from Weedons Ross Road or Maddisons Road.

- The landscaping provisions as outlined in the plan change provisions are supported in order to provide screening for the school.

The Ministry wishes to be heard in support of their submission.

The key Ministry contact person for these matters is Stuart Graham. Contact details for Stuart are:

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A handwritten signature in dark ink, appearing to read 'P. King'.

Portia King
Planner – Beca Ltd
(Consultant to the Ministry of Education)

Date: 25/02/2021