

26 May 2021

Liz White
Selwyn District Council

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By email: liz@lwp.co.nz

Dear Liz,

PLAN CHANGE 66 AMENDMENTS IN RESPONSE TO SUBMISSIONS

1. The applicant proposes several changes to the current plan change proposal, in response to issues raised in the submissions. Those changes are outlined below.

Lyttelton Port Company Ltd PC66-0008

Submission Point 003 Noise Sensitive Activities

2. In response to the concerns raised by LPC in respect of noise sensitive activities near the interface with Midland Port, the following amendments are proposed:

Amend Rule 22.9 Development within the Business 2A Zone, Rolleston, as follows:

Non-complying Activities – Development within the Business 2A Zone, Rolleston

22.9.7 Any Noise Sensitive Activity located within 80m of Lot 2 DP 475847 (LPC Midland Port) shall be a non-complying activity.

Waka Kotahi NZ Transport Agency PC66-0005

Submission Point 001 Effects on State Highway

3. In response to Wahi Kotahi's query as to the short term traffic effects of the proposal prior to planned upgrades in the vicinity of the application site being completed, the following new rule is proposed:

Amend Rule 22.9 Development within the Business 2A Zone, Rolleston, as follows:

Non-complying Activities – Development within the Business 2A Zone, Rolleston

22.9.8 Within the Appendix E43A Rolleston Business 2A Zone Maddisons Road ODP area, no building shall be occupied until such time as the over bridge of State Highway 1 between Rolleston Drive and Jones Road is operational.



L & C Manion (PC66-0004), Simon Thomas (PC66-0002)

Submission points seeking establishment of a bund

4. Both submitters have requested that a 2.5m to 3m high bund be established on the northern and eastern boundaries of the site. The ODP is amended to require a 2.5m bund be established on those boundaries, including on the southern rural boundary interface. See Appendix A to this letter.
5. A consequent change is required to Rule 17.6.2 as follows (new additions are double underlined):

17.6.2 The establishment of a road or rail crossing requiring a break in the existing primary shelter belt or future secondary planting strip required by Landscape Treatment 3 in Rule 24.1.3.14 along the Railway Road frontage of the Business 2A Zone, or the establishment of a road crossing requiring a break in the future planting strip required by Landscape Treatment 2; or the establishment of a road crossing requiring a break in the bund and future planting strip required by Landscape Treatment 1 as depicted on the Outline Development Plan in Appendix 43A, shall be a restricted discretionary activity.

Fire and Emergency New Zealand (PC66-0006)

Submission point 001 Adequate fire fighting water supply

6. FENZ seeks further clarification of the requirements for adequate water supply for fire fighting. To clarify that requirement, a new rule (and consequent amendments) are proposed as follows:

Amend Rule 16.3 Buildings and Water Supply as follows:

Permitted Activities — Buildings and Water Supply

16.3.1 In all Business zones the erection of any dwelling or principal building connected to a reticulated water supply shall be a permitted activity, provided that it complies with the current New Zealand Drinking Water Standards, except where it can be demonstrated that the use of the principal building in the Business 3 Zone does not require such a supply.

16.3.2 Within the Appendix E43A Rolleston Business 2A Zone Maddisons Road ODP area, provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).

Restricted Discretionary Activities – Buildings and Water Supply

16.3.3 Any activity which does not comply with Rule 16.3.2 shall be a restricted discretionary activity. Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission (absent its written approval).



16.3.4 Under Rule 16.3.3 the Council shall restrict the exercise of its discretion to consideration of:

16.3.4.1 Whether sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring properties.

Non-Complying Activities — Buildings and Water Supply

16.3.25 Any activity which does not comply with Rule 16.3.1 shall be a non-complying activity.

Ministry of Education (PC66-0009)

Submission point 002 Amended RDA rule for Maddisons Road access

7. The submitter has correctly noted an omitted rule amendment that is needed to ensure consistent provisions. An amended rule is therefore proposed as follows:

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.

Conclusion

8. If any of the above is unclear, please do not hesitate to contact me.

Yours sincerely,

Novo Group Limited

Kim Seaton

Principal Planner

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
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Appendix A: Amended ODP

KEY:

-  ODP Boundary
-  ODP Area
-  Landscape Treatment Area 1 and Landscape Bund (Minimum Height of 2.5m)
-  Landscape Treatment Area 4 and Landscape Bund (Minimum Height of 2.5m)
-  Potential Future Links
-  Possible Future Road Connections

Future development site adjacent (see
Selwyn District Plan, Appendix 43)

**B2A ZONE EXTENSION PLAN CHANGE
MADDISONS ROAD**

OUTLINE DEVELOPMENT PLAN

DRAWING STATUS
FINAL DRAFT

REVISION
10 [23.01.20]
2.3 [18.09.20]
2.4 [UPDATES]

B

STAGE CONSENT	DRAWN
SCALE 1:4000 @ A3	DATE 18.09.20
JOB NO. 021024	DWG NO. DPMA-DRG-LA-100-A

