

BEFORE THE SELWYN DISTRICT PLAN INDEPENDENT HEARINGS PANEL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Proposed Plan change 73 to the Operative District Plan

STATEMENT OF EVIDENCE OF IVAN THOMSON

On behalf of

A SMITH, D BOYD, and J BLANCHARD (Submission 015)

20 October 2021

SUMMARY STATEMENT

1. A. Smith, D Boyd, and J Blanchard ('the landowners') lodged a submission on Proposed Plan Change 73 supporting in part the proposed rezoning of both the Skellerup Block and the Holmes Block. Their respective properties are shown in Figure 1 below, and their location in the context of the adjoining Skellerup Block, is shown in Figure 2.
2. The submission is as follows:
 - I. *Amend the District Planning Map by replacing the current Living 3 zoning with a Living Z and Business 1 Zone over both blocks sought to be rezoned under PC73, in the locations shown on the PC73 ODPs.*
 - II. *Amend the District Planning Map by replacing the current Rural Outer Plains zoning with a zoning that enables urban development, namely a Living Z Zone, or less preferred Living 3A zoning (minimum average lot size 2000m², minimum lot size 1000m²), over our land at Dunns Crossing Road and Selwyn Road comprising 48.64 ha outlined in red on the aerial below.*
 - III. *Amendments and extensions to the ODPs to cover our land, and to ensure integrated management with residential development of our land, including additional roading links.*
 - IV. *Any alternative, additional or consequential changes to the ODP as gives effects to the intent of this submission and the interests of the submitter*



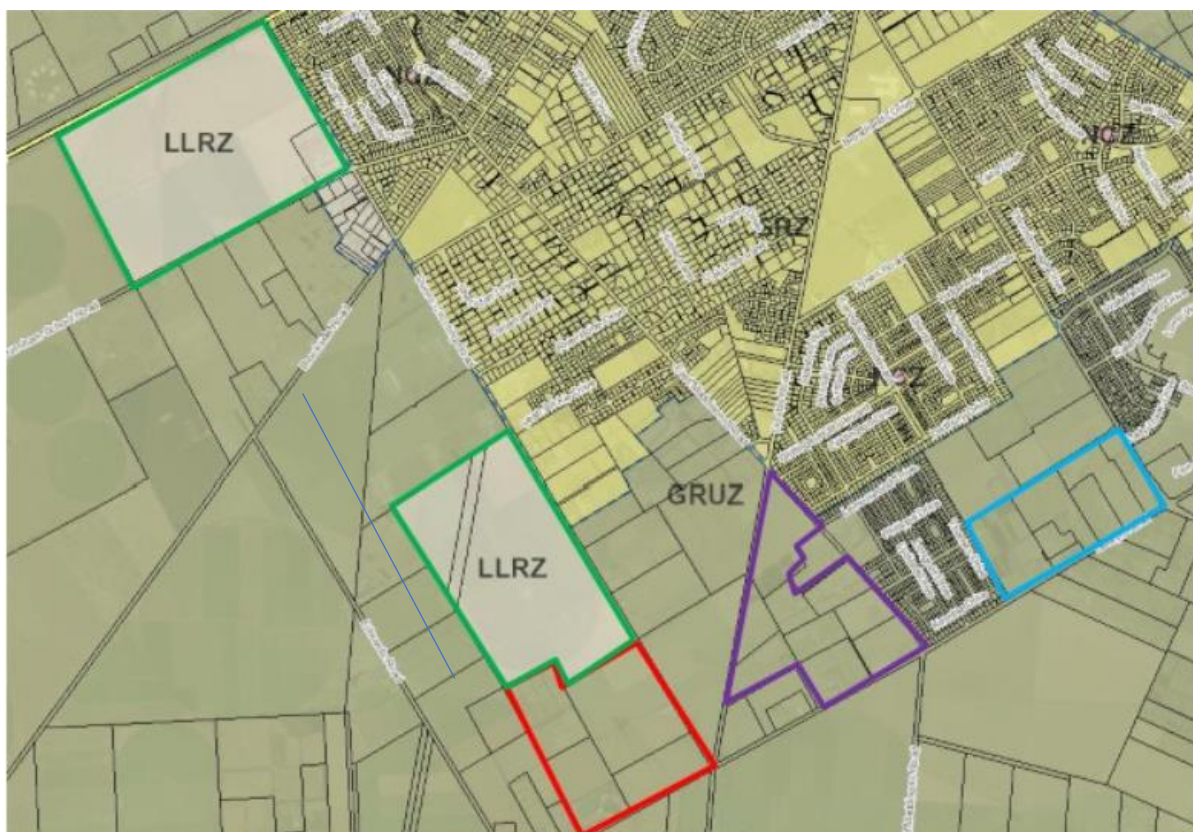


Figure 2: Nearby proposed Plan Changes PC 64 outlined in blue, PC 70 outlined in purple, PC 73 outlined in green. Site outlined in red

3. The main reason for the submission is to promote an integrated development to the south-west of Dunns Crossing Road which would include rezoning the Submitters' land for urban residential purposes as part of any development stemming from Plan Change 73 (the Change). I accept there is likely to be a scope issue with aspects of the relief sought for the reasons set out in Ms White's report. However, should the Council approve the Change the Submitters request that, as a minimum, particular regard to be had to how the two ODPs in the Change promotes a development option for the remainder of the land fronting on to Dunns Crossing Road between Selwyn Road and State Highway 1.
4. The landowners support the proposed amendments to the PC73 ODP for the Skellerup block as they relate to their adjoining land – the amended ODP includes the indicative roading links to their land, a primary road and two secondary roads.
5. I note that both Ms White and the Council's transport expert Mr Collins see the need for a wider examination of effects and other planning implications arising out of the Change. I also note that the Council's Urban Design and Landscape adviser, Mr Nicholson supports a more strategic approach being taken when considering the Change but goes further by suggesting

that other growth options for Rolleston's expansion beyond its current boundaries needs evaluation prior to and zoning commitment on the south west side of Dunns Crossing Road.

6. In my opinion Plan Change 73 has merit insofar as making more efficient use of the land resource. However, if the Change is approved, I consider that it is important that there is provision made for the integration of the three waters, roading, and pedestrian/cycle connections the submitters' land to the south east.