

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

GALLINA NOMINEES LTD AND HEINZ-WATTIE LTD PENSION PLAN

20 October 2021

SUMMARY STATEMENT

1. Gallina Nominees Ltd and Heinz-Wattie Ltd Pension Plan ('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 Holmes 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 Zone over both blocks sought to be rezoned under PC73.
 - ii. Amend the District Planning Map by replacing the current Rural Outer Plains zoning with a zoning that enables urban development, most likely to be a Living Z Zone over our land at 201-236 Dunns Crossing Road Rolleston, legally described as Lots 3-4 DP 20007 BLKS 111, V11 Leeston SD (46.3188ha), or
 - iii. less preferred Living 3A (minimum lot size 1000m² , minimum average lot size 2000m²).
 - iv. Amend Rules 4.9.39 and 4.9.58 relating to the Odour Constrained Area to the effect that the constraint area and associated set backs on the ODPs will cease to have effect upon the adjoining land being zoned for urban purposes; and any other consequential amendments.
 - v. Insert the ODPs into the Operative Plan with an amendment to the legend to give effect to the amendment to Rules 4.9.39 and 4.9.58.
 - vi. Any alternative, additional or consequential changes to the ODP as gives effects to the intent of this submission and the interests of the submitter.
3. Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan (HW), own the 46.3188-hectare specialised poultry breeder complex property, comprising 7 x 1,375m² sheds, egg storage rooms, storage, and staff facilities, 3 x manager dwellings, plus ancillary outbuildings, landscaping, and utilities. Tegel operates seven breeder (egg lying) sheds between Dunns Crossing Road and Edwards Road, which are in close proximity to Skellerup Block.
4. The primary reason for the submission is to promote an integrated development of nearly all the land fronting on to the south-west side of Dunn's 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 promote a medium to long term development option for the remainder of the land fronting on to Dunns Crossing Road between Selwyn Road and State Highway 1.



Figure 1: Aerial photograph of submitter's land

5. The landowners also seek amendments to Rules 4.9.39 and 4.9.58, which relate to the Odour Constrained Area protecting existing poultry operations on their site. The decision sought from the Council that the constraint area and associated setbacks on the ODPs will cease to have effect upon the adjoining land being zoned for urban purposes, with related amendment made to the legend of the ODPs. Ms White considers that this is something that would be more appropriately considered at the time a change in zoning is proposed for the *Landowner's land* and I concur with that in part. I consider it would be more appropriate for it to be a matter to be dealt with at the subdivision stage for reasons set out below in my evidence.
6. I understand the reason for wanting this on-going protection is that there is a level of uncertainty regarding the future use of the property and whether Tegel (current lessee) will extend / enter a new lease arrangement. The landowners need some flexibility around the timing of a future change to residential development.

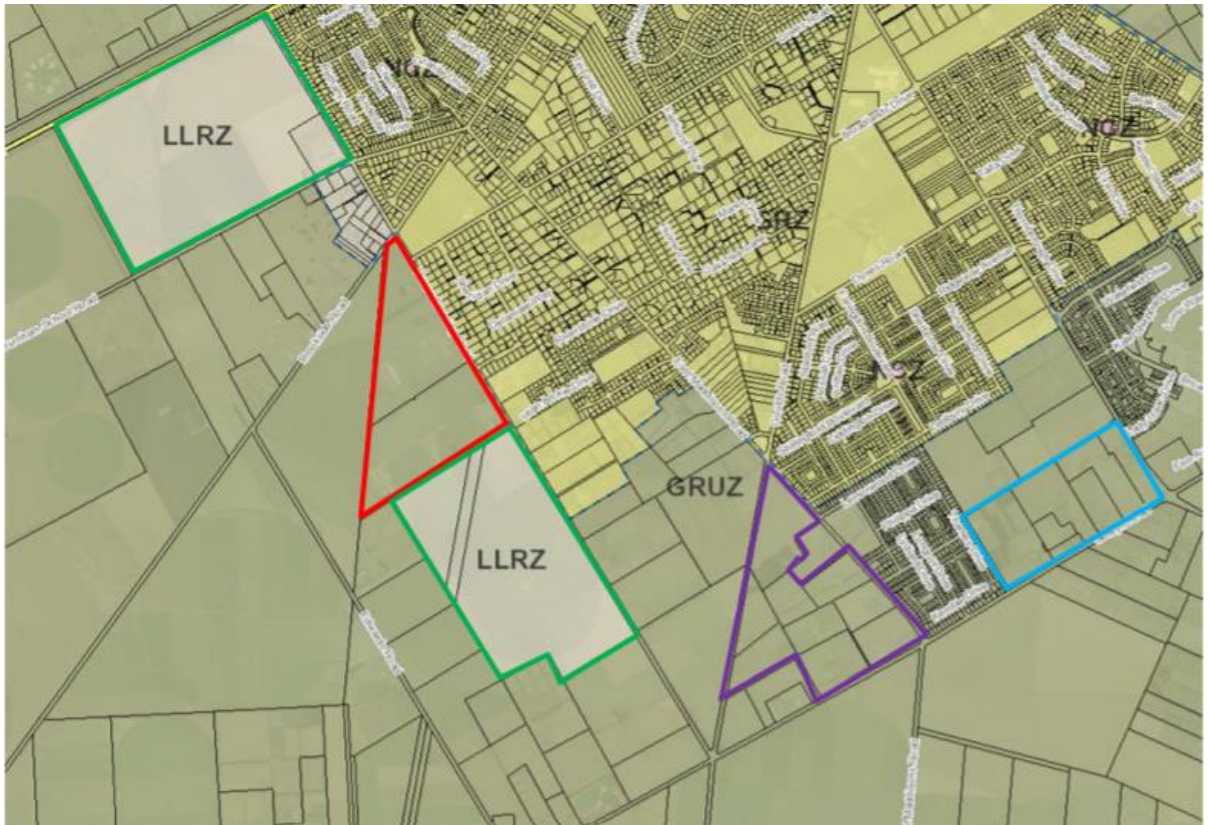


Figure 2: Location of submitters' land (outlined in red). Homes and Skellerup blocks outlined in green. PC 70 – purple: PC 64 – blue.

3. I note that both Ms White and the Council's transport expert Mr Collins both see the need for a wider examination of cumulative 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 a zoning commitment on the south west side of Dunns Crossing Road.
4. 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 north of the Skellerup Block, and south of the Holmes Block.
5. I also consider that the area fronting on to Dunns Crossing Road between Selwyn Road and State Highway 1 is a viable option for expanding Rolleston beyond its current urban boundary but accept that further and more detailed planning assessments would be needed to develop beyond the Plan Change 73 land than have been done as part of the submission.