



Level 1, BNZ Centre
120 Hereford Street
PO Box 1479
Christchurch Mail Centre
Christchurch 8011
New Zealand
T 64 3 964 2800
F 64 3 964 2793
www.nzta.govt.nz

Form 6

Waka Kotahi NZ Transport Agency further submission on publicly notified Proposed Plan Change 73 to the Selwyn District Plan under Clause 8 of Schedule 1 of the Resource Management Act 1991

Tuesday 29th June 2021

Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston 7643

Via email: submissions@selwyn.govt.nz

This is a further submission on the following plan change application:

Proposed Plan Change 73 to the Selwyn District Plan by Rolleston West Residential Limited.

Submitter ID number: PC73-0010

The Waka Kotahi further submission is:

1. Waka Kotahi NZ Transport Agency (Waka Kotahi) is a Crown entity that takes an integrated approach to transport planning, investment and delivery. The statutory objectives of Waka Kotahi are to undertake its functions in a way that contributes to an effective, efficient and safe land transport system in the public interest. Our vision is for a sustainable, multi-modal land transport system where public transport, active or shared modes are the first choice for most daily transport needs.
2. Waka Kotahi has a mandate under the Land Transport Management Act 2003 (LTMA), the Government Rounding Powers Act 1989 (GRPA), and the Government Policy Statement on Land Transport 2018/19-2027/28 (GPS) to carry out its functions in a way that delivers on the transport outcomes set by the Government.
3. In the 2018-2021 National Land Transport Programme, Waka Kotahi has allocated significant investment in the Canterbury Region (including Selwyn District) to the improvement, operation and maintenance of the state highway network, including public transport investment, walking and cycling and transport planning. In addition, Waka Kotahi is a co-funder of the local roading network. Waka Kotahi is therefore a significant investor in the infrastructure required to achieve the land use change and growth anticipated in the Selwyn District Plan.
4. Overall, Waka Kotahi has an interest in the Selwyn District Plan as a result of its role as a:
 - Transport investor – to maximise effective, efficient and strategic returns for New Zealand;
 - Planner of land transport networks – to ensure the integration of infrastructure and land use so as to support liveable communities and the development of an effective and resilient land transport network for customers;

- Provide for access to and the use of the land transport system – to shape smart, efficient, safe and responsible transport choices; and
 - Manager of the state highway network – to deliver efficient, safe and responsible highway solutions for customers.
5. For these reasons it is considered that Waka Kotahi has an interest which is greater than the general public.
 6. Further points are summarised in Table 1, which forms the bulk of our submission.
 7. Waka Kotahi could not gain an advantage in trade competition through this submission.

We seek the following decision from the local authority:

It is sought that the issues raised in our original submission and in Table 1 below are suitably addressed prior to Council determining whether the plan change can be approved.

Waka Kotahi would like to be heard in support of its submission. If others make a similar submission, Waka Kotahi will consider presenting a joint case with them at a hearing.

Signature of person authorised to sign on behalf of Submitter:



Stewart Fletcher

Principal Planner – Environmental Planning

Waka Kotahi NZ Transport Agency

Stewart.Fletcher@nzta.govt.nz

Table 1: Decisions Sought on Proposed Plan Change 73 to the Selwyn District Plan

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
Transport Networks	Christchurch City Council (PC73-007) Submission point 003	<p>The submitter considers that the significance of the development capacity and the appropriateness of the proposal needs to be considered in a broader context of the Greater Christchurch sub-region, the direction in the National Policy Statement on Urban Development (NPS-UD) as a whole, and the CRPS framework.</p> <p>The submitter is concerned that the proposal relies on a future public transport network which has not been planned or funded to provide connections and considers that without a funded and established public transport network to service the site, it is likely that this development will impact on the ability for the downstream transport network to be managed and will not support reductions in greenhouse gas emissions.</p>	Support	Waka Kotahi supports paragraphs 23 – 25 of this submission and considers that further regard should be given to the impacts of greenhouse gas emissions as a result of the proposed plan change. It is noted that a reduction in greenhouse gas emissions is highlighted through the NPS-UD (Objective 8 & Policy 1(e)).	Further consider the impacts of greenhouse gas emissions as a result of the proposed plan change.
Residential and Business Development	Alison Smith, David Boyd and John Blanchard (PC73-0015) Submission point 001	The submitter is supportive of the plan change and seeks that their land, which is located adjacent to the Skellerup Block, is also rezoned from Rural Outer Plains to Living Z or (less preferred) to Living 3A Zone, with a minimum average lot size of 2,000m ² and minimum lot size of 1,000m ² .	Oppose	As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
				Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.	
Residential and Business Development	Gary Smith (PC73-0017) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.
Residential and Business Development	Janene Smith (PC73-00178) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan	Oppose	As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
		change or by whatever means possible under the new government legislation.		<p>will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	
Residential and Business Development	Michael Wright (PC73-0019) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
Residential and Business Development	David Edwards (PC73-0020) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.
Residential and Business Development	Jodi Edwards (PC73-0021) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive</p>	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
				analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.	
Residential and Business Development	Mike Buchanan (PC73-0022) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.
Residential and Business Development	Tim Lonsdale (PC73-0023) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
				<p>supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	
Residential and Business Development	Ashleigh Franklin (PC73-0024) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
Residential and Business Development	Gordon Chamberlain (PC73-0025) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.
Residential and Business Development	Lynette Chamberlain (PC73-0026) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive</p>	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
				analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.	
Residential and Business Development	Karen Ponsonby (PC73-0027) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.
Residential and Business Development	Leo Ponsonby (PC73-0028) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
				<p>supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	
Residential and Business Development	Paul Charles Manson (PC73-0029) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
Residential and Business Development	Hamish George Maule (PC73-0030) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.
Residential and Business Development	Peter Eugene McDermott (PC73-0031) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive</p>	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
				analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.	
Residential and Business Development	Dan Clarke (PC73-0032) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.
Residential and Business Development	Dion Mayers (PC73-0033) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
				<p>supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	
Residential and Business Development	Debbie Horne (PC73-0034) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
Residential and Business Development	Caroline Gillies (PC73-0035) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.
Residential and Business Development	Andy Gillies (PC73-0036) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive</p>	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
				analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.	
Residential and Business Development	Gayle Gill (PC73-0037) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.
Residential and Business Development	Dave Alderson (PC73-0038) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
				<p>supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	
Residential and Business Development	Catherine Hughes (PC73-0039) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
Residential and Business Development	Steve Franks (PC73-0040) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.
Residential and Business Development	Kelly Franks (PC73-0041) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive</p>	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
				analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.	
Residential and Business Development	Timothy Wang (PC73-0042) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.
Residential and Business Development	Jacqueline Payne (PC73-0044) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
				<p>supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	
Residential and Business Development	Adam Thomas (PC73-0045) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
Residential and Business Development	Jane Thomas (PC73-0046) Submission Point 001	The submitter seeks that their land (along with other submitters) located on Dunns Crossing Road, between Burnham School Road and Brookside Road, also be rezoned either as part of the plan change or by whatever means possible under the new government legislation.	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.</p>	Decline the request for rezoning of the submitters land.
Residential and Business Development	Gallina Nominees Ltd and Heinz-Wattie Ltd Pension Plan (PC73-0047) Submission Point 001	The submitter is supportive of the plan change and seeks that their land, which is located along Dunns Crossing Road, south of Brookside Road, is also rezoned from Rural Outer Plains to Living Z or (less preferred) to Living 3A Zone, with a minimum average lot size of 2,000m ² and minimum lot size of 1,000m ² .	Oppose	<p>As a partner to the Urban Development Strategy, Waka Kotahi is supportive of the control of development consistent with Chapter 6 of the Regional Policy Statement, including promoting development in areas identified as being within the Projected Infrastructure Boundary. In general, locations within the Projected Infrastructure Boundary will have in place a longer-term plan to provide the accessibility to employment and key services that supports the wellbeing of a community. In this instance, the submitters site is located outside the Projected Infrastructure Boundary, and therefore Waka Kotahi is not supportive of the rezoning.</p> <p>Should it be considered appropriate to facilitate additional development, a more comprehensive</p>	Decline the request for rezoning of the submitters land.

SDP Topic	Submitter Name/ Submitter ID/ Submission Point	Summary of submission/relief sought by the submitter	Support or oppose the submission	Reasons for support or opposition	Decision Sought
				analysis of the potential effects of such a change should be undertaken, including transport related effects, and more specifically the timing of any additional development in relation to the State Highway 1/ Dunns Crossing Road intersection upgrades.	
Transport Networks	Canterbury Regional Council Environment Canterbury (PC73-0049) Submission Points 003 and 004	<p>The submitter considers that the plan change is inconsistent with the policy direction in the Canterbury Regional Policy Statement and the strategic sub-regional land use and infrastructure planning framework for Greater Christchurch; including in relation to the wider transport network and land use integration, and public transport.</p> <p>The submitter does not consider it has been demonstrated that the proposed plan change will add significantly to development capacity or contribute to a well-functioning urban environment, nor has it been demonstrated that the proposal is, or will be, well connected, and therefore does not give effect to various provisions in the NPS-UD.</p>	Support	Waka Kotahi supports paragraphs 19, 36 – 38 and 40 of this submission and considers that further regard should be given to the impacts of greenhouse gas emissions as a result of the proposed plan change. It is noted that a reduction in greenhouse gas emissions is highlighted through the NPS-UD (Objective 8 & Policy 1(e)).	Further consider the impacts of greenhouse gas emissions as a result of the proposed plan change.