

Appendix A

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Recommendation	Summary of Reasons
PC73-0001	Craig Falconer	001	Transport Networks	Neither Support Nor Oppose	Additional residential property in the area will increase vehicle traffic.	Require the upgrade of the SH1 and Dunns Crossing intersection, by widening with left/right turning lanes first, and then a long term plan for some kind of interchange. Set aside any land within the plan change site required for this.	Accept in part	Traffic effects have been addressed by the traffic experts. The balance of the issues identified are more appropriately addressed at subdivision stage. But consider decline appropriate for the reasons addressed in the Recommendation.
PC73-0001	Craig Falconer	002	Transport Networks	Neither	Additional residential property in the area will increase cycling traffic.	Consider widening Brookside Road to enhance safety of cyclists as it is already narrow. Require the new subdivisions to have proper working cycle lanes on all roads.		
PC73-0001	Craig Falconer	003	Transport Networks	Neither	Not stated	Require subdivisions to have foot paths on both sides of the road.		
PC73-0001	Craig Falconer	004	Utilities	Neither	Not stated	Require subdivisions to install Enable fibre for RSP's to wholesale and disallow vendor lock-in.		
PC73-0001	Craig Falconer	005	Utilities	Neither	Support rural feeling provided by Dunns Crossing Road having areas without street lighting.	Any street lighting additions should be muted and low-impact.		
PC73-0002	Johnny Munro	001	Water	Oppose	Concerned about impact on water supply.	Decline the plan change.	Accept	A number of the issues identified including water supply, transportation and similar have been addressed in the evidence and reports. The issue of the "excellent growing land" has been addressed. The site does not contain LUC Class 1, 2 or 3 soils. But accept decline appropriate for the reasons addressed in the Recommendation.
PC73-0002	Johnny Munro	002	Waste Disposal	Oppose	Concerned about impact on sewage network capacity.	Decline the plan change.		
PC73-0002	Johnny Munro	003	Quality of the Environment	Oppose	Concerned about the impacts of the plan change in terms of noise, dust/pollution/rubbish, overpopulation of Rolleston, health and safety, and contamination of waterways.	Decline the plan change.		
PC73-0002	Johnny Munro	004	Transport Networks	Oppose	Concerned that roads are too narrow, that the increase in vehicles will place stress on roads, and about the costs of widening roads.	Decline the plan change.		
PC73-0002	Johnny Munro	005	Land and Soil	Oppose	Concerned about excellent growing land being built on.	Decline the plan change.		
PC73-0002	Johnny Munro	006	Community Facilities	Oppose	Concerned that school and kindergarten already have high roles.	Decline the plan change.		
PC73-0003	Tom (Thomas) Parker	001	Transport Networks	Oppose	Concerned about increase in traffic from rezoning of Skellerup Block, and the reduction in speed limits affecting transit.	Decline the plan change, or limit to the Holmes Block only, if necessary.	Accept in part	A number of the issues identified by the submitter have been appropriately addressed but decline of the plan change request appropriate for reasons addressed in the Recommendation.
PC73-0003	Tom (Thomas) Parker	002	Residential Density	Oppose	Concerned about increase in people and noise pollution from the rezoning of the Skellerup Block. Concerned that it will ruin rural character of Dunns Crossing Road and surrounding area.	Decline the plan change, or limit to the Holmes Block only, if necessary.		
PC73-0003	Tom (Thomas) Parker	003	Residential & Business Development	Oppose	Considers that the additional development (of the Skellerup Block) is not needed.	Decline the plan change, or limit to the Holmes Block only, if necessary.		
PC73-0003	Tom (Thomas) Parker	004	Utilities	Oppose	Concerned that infrastructure is not sufficient to support level of development proposed with respect to Skellerup Block.	Decline the plan change, or limit to the Holmes Block only, if necessary.		
PC73-0004	Brad and Hannah Mitchell	001	Quality of the Environment	Oppose	Concerned about impacts on the outlook/view next to West Rolleston School.	Decline the plan change.	Accept	The request to decline the plan change is appropriate for the reasons outlined in the Recommendation but I note that transportation effects and other issues raised by this submitter can be appropriately addressed.
PC73-0004	Brad and Hannah Mitchell	002	Community Facilities	Oppose	West Rolleston Primary school is crowded, it is unsafe to cross the road, and there is a lack of parking. Wish to keep as much of a rural feel as possible.	Decline the plan change.		
PC73-0004	Brad and Hannah Mitchell	003	Residential & Business Development	Oppose	Concerned about impact of additional population resulting from 2000 new houses on township and school.	Decline the plan change.		
PC73-0004	Brad and Hannah Mitchell	004	Transport Networks	Oppose	Concerned that the intersection of Dunns Crossing and Main South Roads is already a safety hazard and even with improvements, adding additional vehicles will create delays and accidents will continue to occur. Also considers that the purpose of the roading system is to provide for high numbers of road users heading south and the flow of this traffic should not be hindered by more traffic resulting from the plan change.	Decline the plan change.		

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PC73-0006	Jason Horne	001	Quality of the Environment	Oppose	Significant earthworks will impact on ability to enjoy section due to high dust and noise levels.	Decline the plan change.	Accept	Construction related issues can be appropriately addressed at subdivision stage; water supply constraints have been addressed; additional traffic on the specified crossings has been addressed. Noise from chicken farms has been addressed as has the odour setback. Plan change provides for assessment of additional facilities required but accept decline is appropriate for the reasons in the Recommendation.
PC73-0006	Jason Horne	002	Water	Oppose	Concerned about existing water supply constraints and low water pressure and considers that new subdivisions should fund putting in place sufficient water supply that does not result in a drain on the current system.	Decline the plan change.		
PC73-0006	Jason Horne	003	Transport Networks	Oppose	Concerned about the impact of additional traffic on the Dunns Crossing/Burnham School Road and Dunns Crossing/Main South Road intersections.	Decline the plan change.		
PC73-0006	Jason Horne	004	Quality of the Environment	Oppose	The noise assessment makes no mention of the noise from the chicken farms, which is loud and can be distressing. Opposes locating housing near these farms.	Decline the plan change.		
PC73-0006	Jason Horne	005	Quality of the Environment	Oppose	Opposes having housing 150m from a chicken farm due to the impact of odour on these houses.	Decline the plan change.		
PC73-0006	Jason Horne	006	Community Facilities	Oppose	Concerned that the West Rolleston School role has already reached capacity and that the plan change request does not allow additional space for the current school or any additional school to cater for the additional population.	Decline the plan change.		
PC73-0007	Christchurch City Council	001	Residential and Business Development	Oppose	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 NPS UD as a whole, and the CRPS framework.	Decline the plan change unless concerns outlined in submission are addressed	Accept in part	Do no consider the significance of the development capacity needs to be assessed in the broader context of the Greater Christchurch subregion. Accept the broader context remains relevant. I acknowledge the site is outside of the areas identified for development in the CRPS but as addressed in the Recommendation I do not consider that mandates decline. Issues in relation to impact on the downstream transport network have been addressed. The development would enable viable public transport services. Consider the density proposed is appropriate at 15 households per hectare and it would not be appropriate if plan change were to be approved. Accept decline is appropriate for the reasons addressed in the Recommendation.
PC73-0007	Christchurch City Council	002	Residential and Business Development	Oppose	The Plan Change does not give effect to the CRPS as the site is outside of the areas identified for development in the CRPS, and in the submitter's view must be declined.	Decline the plan change unless concerns outlined in submission are addressed		
PC73-0007	Christchurch City Council	003	Transport Networks	Oppose	Concerned that the proposal relies on a future public transport network which has not been planned or funded to provide connections. 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 of the Christchurch City Council to manage the downstream transport network and will not support reductions in greenhouse gas emissions. Considers that new urban growth areas and development should be of a form which enables viable public transport services.	Decline the plan change unless concerns outlined in submission are addressed		
PC73-0007	Christchurch City Council	004	Residential Density	Oppose	Considers that a higher minimum density of 15 households per hectare would better achieve efficiencies in coordination of land use and infrastructure, support mixed land use activities, support multi-modal transport systems and protect the productive rural land resource.	Decline the plan change unless concerns outlined in submission are addressed		
PC73-0008	Mr M J Green	001	Transport Networks	Oppose	Concerned with speed of traffic on Dunns Crossing Road and impact on pedestrians and cyclists. Concerned that there will be traffic congestion especially at peak times and that road infrastructure is not sufficient to support the area. Intersection upgrades considered to create additional traffic delays.	Decline the plan change.	Accept in part	The matters raised in relation to transportation networks, residential density, water, waste disposal and the quality of the environment have been addressed in the expert
PC73-0008	Mr M J Green	002	Residential Density	Oppose	Considers that increased density will result in increased crime.	Decline the plan change.		

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PC73-0008	Mr M J Green	003	Water	Oppose	Concerned that there is insufficient water supply to serve additional development as there are already issues in dry periods.	Decline the plan change.		evidence and reports provided. Those matters of themselves are not sufficient to warrant the decline of the plan change request. Lighting and maintenance of roads in wider Rolleston is not a matter for determination under this application. Infrastructure development largely be funded by development contributions. Accept decline is appropriate for the reasons addressed in the Recommendation.
PC73-0008	Mr M J Green	004	Waste Disposal	Oppose	Concerned that wastewater network cannot service additional development.	Decline the plan change.		
PC73-0008	Mr M J Green	005	Quality of the Environment	Oppose	Concerned about impact on the semi-rural aspect for properties in Dunns Crossing Road and impact on property prices.	Decline the plan change.		
PC73-0008	Mr M J Green	006	Community Facilities	Oppose	Considers that medical facilities are already at capacity and that capacity of emergency services will be stretched.	Decline the plan change.		
PC73-0008	Mr M J Green	007	Non-District Plan	Oppose	Considers that the roads in Rolleston are badly lit and maintained.	Decline the plan change.		
PC73-0008	Mr M J Green	008	Residential and Business Development	Oppose	Concerned about ratepayers subsidising infrastructure development required to accommodate more housing in Rolleston.	Decline the plan change.		
PC73-0009	Karen Green	001	Transport Networks	Oppose	Concerned with speed of traffic on Dunns Crossing Road and impact on pedestrians and cyclists. Concerned that there will be traffic congestion especially at peak times and that road infrastructure is not sufficient to support the area. Intersection upgrades considered to create additional traffic delays.	Decline the plan change.	Accept in part	As addressed in relation to PC73-0008
PC73-0009	Karen Green	002	Residential Density	Oppose	Considers that increased density will result in increased crime.	Decline the plan change.		
PC73-0009	Karen Green	003	Water	Oppose	Concerned that there is insufficient water supply to serve additional development as there are already issues in dry periods.	Decline the plan change.		
PC73-0009	Karen Green	004	Waste Disposal	Oppose	Concerned that wastewater network cannot service additional development.	Decline the plan change.		
PC73-0009	Karen Green	005	Quality of the Environment	Oppose	Concerned about impact on the semi-rural aspect for properties in Dunns Crossing Road and impact on property prices.	Decline the plan change.		
PC73-0009	Karen Green	006	Community Facilities	Oppose	Considers that medical facilities are already at capacity and that capacity of emergency services will be stretched.	Decline the plan change.		
PC73-0009	Karen Green	007	Non-District Plan	Oppose	Considers that the roads in Rolleston are badly lit and maintained.	Decline the plan change.		
PC73-0009	Karen Green	008	Residential and Business Development	Oppose	Concerned about ratepayers subsidising infrastructure development required to accommodate more housing in Rolleston.	Decline the plan change.		
PC73-0010	Waka Kotahi NZ Transport Agency	001	Transport Networks	Oppose	Considers that any intensification of development before upgrades are made to the Dunns Crossing/State Highway 1 intersection will increase the safety risk at this intersection, which already has safety issues.	Address issues raised in the submission.	Accept in part	There has been significant engagement by the Applicant with Waka Kotahi and concerns identified are largely addressed but consider overall decline appropriate for the reasons addressed in the Recommendation.
PC73-0010	Waka Kotahi NZ Transport Agency	002	Transport Networks	Oppose	Supports proposed measures to address potential reverse sensitivity effects resulting from development of sensitive activities adjacent to the State Highway. Seeks to ensure that any acoustic measures are designed to take into account improvements to the Dunns Crossing/State Highway 1 intersection.	Address issues raised in the submission.		
PC73-0010	Waka Kotahi NZ Transport Agency	003	Transport Networks	Oppose	Wishes to work with the applicant and the Council to determine potential land requirements for the intersection upgrade and have these incorporated into the ODP for the Holmes Block.	Address issues raised in the submission.		
PC73-0010	Waka Kotahi NZ Transport Agency	004	Transport Networks	Oppose	Considers that the applicant should consider further, and incorporate into the plan change, opportunities for multi-modal transport through and adjoining the site to promote both internal connections and connections to the wider network.	Address issues raised in the submission.		
PC73-0010	Waka Kotahi NZ Transport Agency	005	Residential and Business Development	Oppose	The rezoning of the application site should be considered against the updated provisions of the Urban Development Strategy and the Canterbury Regional Policy Statement, and consideration given to prioritising development of areas within	Address issues raised in the submission.		

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					the Projected Infrastructure Boundary to promote a sustainable, consolidated centres-based urban growth pattern for the district.			
PC73-0011	Tegan Dawson-McMurdo	001	Waste Disposal	Oppose In Part	Concerned about the increase in wastewater to the area and whether current infrastructure can support development to ensure it does not affect the school environment and local community.	Amend the Plan Change.	Reject in part	I consider that decline of the plan change is appropriate for the reasons outlined in the Recommendation. Many of the matters identified by this submitter have been subject to evidence and consultation with the School and Waka Kotahi has been undertaken.
PC73-0011	Tegan Dawson-McMurdo	002	Transport Networks	Oppose	Concerned that the increase in population would create more traffic congestion during school hours and even with speed reduction, heavy vehicle movements on Burnham School Road and Dunns Crossing would still be too fast. Concerned about acoustic, safety and environmental issues that increased traffic could create.	If Plan Change is approved, provide a greater speed reduction. Consider closing the access from SH1 on Dunns Crossing Road to prevent heavy vehicle movements.		
PC73-0011	Tegan Dawson-McMurdo	003	Ecosystems	Oppose In Part	Have health and safety concerns about stormwater swales and question if they are the best option to maintain stormwater. Support the reuse of the stormwater where appropriate if the rezoning proceeds, and the tangata whenua kaitiaki mention of indigenous plants reflecting its original state. Concerned about realignment of the water race and how this will effect biodiversity and habitat.	Amend the plan change to remove any swales. Consider further how to best approach the realignment of the water race.		
PC73-0011	Tegan Dawson-McMurdo	004	Quality of the Environment	Oppose	Concerned about impact on the school and on biodiversity, of earthworks, removal of soil and the increase of seagulls, and impact of increased noise from vehicles, including heavy vehicle movements.	Amend the plan change to provide a no heavy traffic area and to decrease the speed limit around this area.		
PC73-0011	Tegan Dawson-McMurdo	005	Transport Networks	Oppose In Part	Concerned about the impact of the 'possible bund location' on Burnham School Road suggested to be 2m high along side the school, creating further visibility issues for traffic.	Provide more information about the bund location and how this would work with traffic congestion.		
PC73-0011	Tegan Dawson-McMurdo	006	Quality of the Environment	Oppose In Part	Concerned that the proposed medium density and business areas behind the school would increase the impact of the increased population on environmental quality around the school boundary.	Move the medium density and business areas away from the school boundary to decrease the population near the school.		
PC73-0011	Tegan Dawson-McMurdo	007	Transport Networks	Oppose In Part	Does not consider the proposed greenlink to the school will provide appropriate access, as it would provide access via the school fields and away from access to the bike and scooter area. Concerned that the school will be required to change their environment to fit the purpose of the greenlink.	Work with the school to provide safe green links into the school with appropriate access to stands.		
PC73-0012	M & X Bentley	001	Quality of the Environment	Oppose	Concerned that the Plan change will negatively impact the rural outlook and quietness for properties and residents on/around Dunns Crossing Road.	Decline the plan change.	Accept in part	While I consider decline of the plan change is appropriate, the matters addressed by M & X Bentley have been addressed in the evidence and through engagement and consultation with Waka Kotahi and the Ministry of Education. Plan Change 73 impacts only on the land included within the plan change. It does not affect other Living 3 zoned properties in terms of the rules applicable to them.
PC73-0012	M & X Bentley	002	District Plan General	Oppose	Concerned that changes proposed to the Living Zone provisions would affect other Living 3 zoned properties in the Selwyn District, removing nearly all restrictions on Living 3 zones.	Retain current Living 3 provisions.		
PC73-0012	M & X Bentley	003	Residential and Business Development	Oppose	Opposes additional Business 1 zoning due to existing commercial block nearby on Stonebrook Drive, which has empty shops showing that the need is not there. Adding further commercial activities are not needed given other commercial options, including in the town centre of Rolleston, in the area, and would detract from the rural residential feel of the area.	Retain the current zoning.		
PC73-0012	M & X Bentley	004	Residential Density	Oppose	Proposed density of development is substantially greater than that anticipated in the proposed District Plan.	Decline the plan change.		
PC73-0012	M & X Bentley	005	Residential and Business Development	Oppose	Rezoning shifts suburban area of Rolleston too far to the west, pushing transitional large lot residential further west and blurring the boundaries of Rolleston and Burnham.	Decline the plan change.		
PC73-0012	M & X Bentley	006	Community Facilities	Oppose	Concerned about additional pressure the rezoning would place on local schools.	Decline the plan change.		
PC73-0012	M & X Bentley	008	Transport Networks	Oppose	Concerned about the impact of additional traffic on Dunns Crossing Road and on the SH1/Dunns Crossing Road intersection, and the adequacy of proposed intersection upgrades.	Decline the plan change.		

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PC73-0013	Konrad & Elyssa Shaffer	001	Transport Networks	Oppose	Concerned that the Plan change will detrimentally impact the quiet rural feel of residential homes in the section of Dunns Crossing Road between Lowes and Boulez Mews. This includes noise from land development and construction traffic Also concerned that increase in traffic on Dunns Crossing Road will result in traffic flows and safety issues due to narrowness of this road.	Restrict traffic access from the Skellerup block directly onto Dunns Crossing. Encourage traffic flow to Rolleston Town Centre/Lincoln direction via direct access to Selwyn Road and then Goulds Road. Encourage traffic access to SH1 Motorway via Edwards Road and Brookside Road or Selwyn Road/Weedons Road.	Reject	A number of the matters identified have been subject to consideration but consider that decline of the plan change is appropriate for the reasons addressed in the Recommendation.
PC73-0013	Konrad & Elyssa Shaffer	002	Transport Networks	Oppose	Concerned that the current changing speed zones between 50/60/80 km/hr on Dunns Crossing Road will mean motorists travel faster than sign posted. Considers that lowering speed for entire length of Dunns Crossing Road will reduce some of the additional traffic noise and limit non-residents using Dunns Crossing road area, counteracting increased traffic from the plan change area.	Amend so that there is a single speed limit for all of Dunns Crossing road of 50 km/hr.		
PC73-0013	Konrad & Elyssa Shaffer	003	Transport Networks	Neither Support / Oppose	Considers that the site has easy cycle accessibility to town, but is concerned that Dunns Crossing Road does not have cycle lanes, making it dangerous to cycle particularly with high speed limits. Concerned that rezoning of Skellerup Block would result in no walking or cycling access to West Rolleston School.	Amend the Plan Change to reduce the speed limit of Dunns Crossing Road, add cycle lanes and pedestrian crossings, particularly in the Skellerup Block. Provide cycle lanes on Selwyn Road to enable safer access to Rolleston town or Lincoln.		
PC73-0013	Konrad & Elyssa Shaffer	004	Water	Neither Support / Oppose	Concerned that Mains Potable water network is already over capacity and during peak summer period, water pressure already drops for Dunns Crossing Road residents.	Ensure that any calculations are based on the network already being over capacity.		
PC73-0013	Konrad & Elyssa Shaffer	005	Transport Networks	Support	Concerned that accessing SH1/Walkers Road from Dunns Crossing Road is already difficult and dangerous, especially during peak hours and considers that this intersection needs improvement before any development of the plan change area.	Require the implementation of a roundabout or other improvement to SH1/Walkers/Dunns Crossing Road intersection before any new subdivision development starts.		
PC73-0014	Ethan Lancaster	001	Transport Networks	Support	Considers that the Dunns Crossing Road and Main South Road intersection is unsuitable for any increase in traffic. Supports limiting the number of occupied dwellings to 97 until the intersection upgrade is completed.	Retain limitation on number of occupied dwellings prior to intersection upgrade.	Reject	A number of the matters identified, and particularly in relation to transportation networks, have been subject of considerable evidence but overall consider decline of the plan change is appropriate. Acknowledge concerns in relation to wastewater upgrades. Flooding could be appropriately addressed as can construction effects at subdivision stage. Overall consider that decline is appropriate for reasons addressed in the Recommendation.
PC73-0014	Ethan Lancaster	002	Transport Networks	Support In Part	Supports the additional intersections from the Skellerup Block aligning the other developments on Dunns Crossing Road. Considers that upgrades to existing roads, including Dunns Crossing and Burnham School roads, particularly the Western end of Dunns Crossing Road, leading to the Skellerup block from the Lowes Road intersection, should be required and not be a cost to existing ratepayers. Notes that there will be increased traffic around Brookside Park where children play sport regularly, and around West Rolleston School, where children walk to and from school along Dunns Crossing Road.	Amend plan change to require appropriate upgrades to local roads to support the increased traffic and pedestrians.		
PC73-0014	Ethan Lancaster	003	Transport Networks	Oppose	Concerned that the plan change will add traffic along routes that are already congested and unsafe for the increased large traffic volumes, including access to motorway. Notes that the traffic assessment does not assess the effects of the increased traffic volumes on the motorway north of Rolleston to and from Christchurch, including the Rolleston Drive Exit and Weedons Ross Road Exits (leading to the Lowes and Dunns Crossing Road intersection). Considers that as Christchurch will be a major destination for the new residents this should be considered.	Amend plan change to require appropriate upgrades to local roads to support the increased traffic and pedestrians.		
PC73-0014	Ethan Lancaster	004	Transport Networks	Oppose	Considers that the crash rate of the Goulds and Selwyn Road intersection reducing due to urbanisation, despite the increase in traffic, is not substantiated in the traffic report.	Require a review of this intersection.		
PC73-0014	Ethan Lancaster	005	Transport Networks	Oppose	Considers that increased traffic volumes through the Dunns Crossing and Lowes Road intersection will make this corner congested and dangerous, in the vicinity of a busy park with children, and it is acknowledged in the traffic report that it will not	Amend plan change to limit the number of dwellings able to be inhabited in the Skellerup Block before the intersection of Dunns Crossing and Lowes Roads are upgraded to		

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					operate satisfactorily. While the Council plan to create a roundabout, the transport report findings are that traffic lights are required to ensure the intersection operates satisfactorily. Concerned that there is no limit to the number of dwellings that could be occupied on the Skellerup Block if this upgrade does not go ahead and no requirement for the developer to fund the upgrading of this intersection.	safely manage the increased traffic and pedestrians. Include a provision to manage traffic around Brookside Park, to ensure pedestrian safety.		
PC73-0014	Ethan Lancaster	006	Water	Support In Part	Notes that the Dunns Crossing Road water supply line to the Skellerup block will have a significant loss of pressure during times of high-water usage. Concerned that the Skellerup Block proposes to add to this load and also requires upgrades to existing infrastructure which will add to the cost for ratepayers.	Amend Plan Change to require water supply upgrade, including installation of the proposed water bore, as part of the Skellerup Block development, to reduce the cost to existing ratepayers, and provide the required water for the development.		
PC73-0014	Ethan Lancaster	007	Waste Disposal	Support In Part	Concerned that the installation and maintenance costs of the required new Skellerup wastewater pump station, and upgrade of the existing gravity fed system, will end up as a responsibility of Rolleston ratepayers at no benefit to current residents.	Amend plan change to include the cost of installing the pumping station.		
PC73-0014	Ethan Lancaster	008	Natural Hazards	Support In Part	Concerned that their home would be at risk to increase flooding should the stormwater soak pits of the Holmes block become overwhelmed, noting that the application states that any excessive flood runoff will travel generally south from the blocks. Considers that a flood risk assessment should be completed at the plan change stage to ensure that any excessive runoff toward the existing dwellings can be managed by the existing stormwater infrastructure. Recommendations from the flood report should be included in the plan change request to ensure the existing Rolleston stormwater system can manage any run off or overflow from the blocks and will not cause additional flooding in the town.	Require a flood risk assessment to be completed prior to the development starting.		
PC73-0014	Ethan Lancaster	009	Quality of the Environment	Oppose	Concerned that medium density housing and retail blocks will reduce rural feel and enjoyment and value of the submitter's home. Also concerned that heavy traffic and dust during the development of these blocks will impact on enjoyment and safety of their home.	Amend plan change to limit the number of dwellings in line with the existing Living Zone 3.		
PC73-0015	Alison Smith, David Boyd and John Blanchard	001	Residential and Business Development	Support	Considers that the plan change site is strategically located to facilitate an integrated, comprehensive and orderly expansion to the Rolleston urban growth area, including the plan change land as well as the submitter's land. Considers that the proposed Living Z zoning will have significant positive environmental results, particularly when integrated with other potential rezoning proposals.	Rezone the site from Living 3 to Living Z and Business 1 (Local Centre); and Rezone the submitter's land at Dunns Crossing Road and Selwyn Road 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 .	Reject	For the reasons addressed in the Recommendation including potential scope issues in relation to the additional rezoning and absence of any appropriate evidence to conclude rezoning of the submitters' land would be appropriate.
PC73-0015	Alison Smith, David Boyd and John Blanchard	002	Residential and Business Development	Support In Part	Notes that the ODP for the Skellerup Block only provides for one indicative road connection to the submitter's adjoining land to the south. Considers that this may not be sufficient.	Extend ODP to cover the submitter's land. Amend ODP to ensure integrated management with residential development of submitter's land, including additional roading links to adjoining land to the south to ensure appropriate connectivity.		
PC73-0015	Alison Smith, David Boyd and John Blanchard	003	Residential and Business Development	Support In Part	Support the proposed rezoning in principle, to the extent that it is consistent with the intent of the submission and the submitter's interests.	Any alternative, additional or consequential changes to the plan change to give effect to the intent of this submission and the interests of the submitter.		
PC73-0016	Chris Barrett	001	Transport Networks	Oppose In Part	Concerned about Dunns Crossing Road, south of Lewes Road, not being suitably designed for the traffic volumes it currently carries, in addition to the plan change traffic. Considers that additional traffic will further reduce amenity values for those living on Dunns Crossing Road.	Decline the Plan Change, unless any development on Dunns Crossing Road is required to contribute to upgrading the narrow section between Lowes Road and the new seal at the Goulds Road end, to meet the Council's design standards and Engineering Codes of Practice for the projected traffic volumes.	Accept in part	Consider decline of plan change request is most appropriate for reasons addressed in the Recommendation.

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PC73-0017 to 0042 and PC73-0044 to 0046	Dunns Crossing Residents submitters ¹	001	Residential and Business Development	Support In Part	Concerned that the plan change rezones the land either side of residents on Dunns Crossing Road (between Burnham School Road and Brookside Road), leaving a central area that they consider is ideally suited for housing under dated and restrictive zoning rules. Consider that it is fair and reasonable for their land to be included in the zone change.	Include the submitter's land in the proposed zone change; or Change the zoning by whatever means possible under the new government legislation.	Reject	For reasons addressed in Recommendation.
PC73-0043	Spark New Zealand Trading Limited	001	Utilities	Support In Part	Concerned that the infrastructure assessment fails to provide for telecommunications adequate for the potential scale of development. Considers that it is far more efficient to identify the network requirements and opportunities during the planning and design phase and install them during the initial build rather than trying to retrospectively add them later. Notes that there has been no consultation with network operators regarding how wireless services will be integrated within the development to ensure customers have access to telecommunication services required to operate business, services and social needs.	Require the development to provide for both wireless and fixed line telecommunications networks.	Reject	Such matters more appropriately addressed at subdivision stage.
PC73-0047	Gallina Nominees Ltd and Heinz-Wattie Ltd Pension Plan	001	Residential and Business Development	Support	Considers that the plan change site is strategically located to facilitate an integrated, comprehensive and orderly expansion to the Rolleston urban growth area, including the plan change land as well as the submitter's land. Considers that the proposed Living Z zoning will have significant positive environmental results, particularly when integrated with other potential rezoning proposals.	Rezone the site from Living 3 to Living Z; and Rezone the submitter's land at 201-236 Dunns Crossing Road 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 .	Reject	For reasons addressed in Recommendation.
PC73-0047	Gallina Nominees Ltd and Heinz-Wattie Ltd Pension Plan	002	Residential and Business Development	Support In Part	Considers that the proposed 150m setback on the northern boundary should indicate that it is subject to amendments if or when adjacent land is zoned for urban purposes.	Amend Rules 4.9.39 and 4.9.58 to the effect that the Odour Constrained 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. Amend the ODP legend to give effect to the amendment to Rules 4.9.39 and 4.9.58.		
PC73-0047	Gallina Nominees Ltd and Heinz-Wattie Ltd Pension Plan	003	Residential and Business Development	Support In Part	Notes that the plan change directly affects them as adjoining landowners.	Any alternative, additional or consequential changes to give effect to the intent of this submission and the interests of the submitter.		
PC73-0048	Ministry of Education	001	Community Facilities	Neither Support / Oppose	Concerned about the potential effects, particularly on school roles, of the proposed rezoning and future residential and business activities enabled by the rezoning on various schools, particularly West Rolleston Primary School. Considers that the plan change is inconsistent with the CRPS including that it does not show any site for a school in the ODP and does not include an assessment of whether a new school is required due to the increase in residents arising from the rezoning and consequent development. Notes that the applicant has not undertaken any consultation with the Ministry or had any regard to the capacity of education infrastructure.	Only approve the plan change if the applicant consults with the Ministry and sufficient provision is made to accommodate additional school age children which could include amending the ODP for the Skellerup Block to provide for a new school site, and amending the ODP for the Holmes Block to provide for an expansion of West Rolleston Primary School.	Accept in part	Note that consultation has occurred and issues addressed. Transportation effects and issues in relation to the NPS-UD have been addressed in the Recommendation. Applicant proposed changes to address the interface between the West Rolleston Primary School and the Business 1 zone. Detailed site investigation would be undertaken at subdivision stage.
PC73-0048	Ministry of Education	002	Residential and Business Development	Neither Support / Oppose	Considers that the plan change may set a precedent for development outside of existing planned areas, making planning for school capacity and networks increasingly difficult. Considers that Policy 8 of the NPS-UD should be balanced against other parts of the NPS-UD including requirement to ensure additional infrastructure, including schools, is provided.	Only approve the plan change if the potential inconsistencies between Policy 8 of the NPS-UD and the CRPS are satisfactorily resolved as it relates to development capacity and well-functioning urban environments.		
PC73-0048	Ministry of Education	003	Transport Networks	Neither Support / Oppose	Concerned about the effects, including safety and traffic congestion, of increased people living and travelling in the area, as well as proposed transport infrastructure on schools in Rolleston.	Only approve the plan change if the traffic effects of the proposed roading network and the Business 1 (Local Centre) zone on West Rolleston Primary School are addressed in		

¹ This incorporates the following submitters: G. Smith (PC73-0017); J. Smith (PC73-0018); M. Wright (PC73-0019); D. Edwards (PC73-0020); J. Edwards (PC73-0021); M. Buchanan (PC73-0022); T. Lonsdale (PC73-0023); A. Franklin (PC73-0024); G. Chamberlain (PC73-0025); L. Chamberlain (PC73-0026); K. Ponsonby (PC73-0027); L. Ponsonby (PC73-0028); P. Mason (PC73-0029); H. Maule (PC73-0030); P. McDermott (PC73-0031); D. Clarke (PC73-0032); D. Mayers (PC73-0033); D. Horne (PC73-0034); C. Gillies (PC73-0035); A. Gillies (PC73-0036); G. Gill (PC73-0037); D. Alderson (PC73-0038); C. Hughes (PC73-0039); S. Franks (PC73-0040); K. Franks (PC73-0041); T. Wang (PC73-0042); J. Payne (PC73-0044); A. Thomas (PC73-0045); and J. Thomas (PC73-0046).

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Recommendation	Summary of Reasons
					Supports in principle the proposed cycling and pedestrian infrastructure including linking to West Rolleston Primary School, as it assists in facilitating active travel modes.	sufficient detail and mitigation measures are included so that any effects are appropriately managed. Confirm that the 97 houses threshold referred to in Rule 12.1.3.50 (a), is appropriate.		
PC73-0048	Ministry of Education	004	Quality of the Environment	Neither Support / Oppose	Concerned that the proposed Business 1 (Local Centre) zone in the Holmes Block could result in an adverse effects on the amenity of West Rolleston Primary School, resulting from visual impacts, bulk and location, noise and traffic. Considers that the application does not address effects associated with the interface between these two activities in detail. Also considers that the effects of higher density of development being located adjacent to West Rolleston Primary School are not addressed in detail.	Only approve the plan change if the interface between West Rolleston Primary School and the Business 1 (Local Centre) and Living Z zones is addressed in sufficient detail and mitigation measures are included to reduce potential amenity effects on West Rolleston Primary School to an acceptable level.		
PC73-0048	Ministry of Education	005	Land and Soil	Neither Support / Oppose	Supports a Detailed Site Investigation being carried out prior to any development of the site due to the potential for contaminated land to be an issue for the West Rolleston Primary School during excavation of the site.	That a DSI is undertaken prior to development to assess any potentially contaminated land.		
PC73-0049	Canterbury Regional Council Environment Canterbury	001	Water	Oppose	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 water supply. Considers that a strategic planning exercise is required to consider the most appropriate scale, direction and timing of any growth for the township, linked to a coordinated assessment of the available options to overcome identified infrastructure constraints.	Decline the Plan Change; or If the plan change is not rejected, amend the plan change to address issues raised in the submission.	Accept in part	Acknowledge tension with the CRPS particularly in relation to infrastructure and potential reverse sensitivity . It has been demonstrated that the proposed plan change would provide significant development capacity. Accept decline appropriate.
PC73-0049	Canterbury Regional Council Environment Canterbury	002	Waste Disposal	Oppose	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 wastewater disposal and the potential for urban development to give rise to reverse sensitivity. Considers that a strategic planning exercise is required to consider the most appropriate scale, direction and timing of any growth for the township, linked to a coordinated assessment of the available options to overcome identified infrastructure constraints.	Decline the Plan Change; or If the plan change is not rejected, amend the plan change to address issues raised in the submission.		
PC73-0049	Canterbury Regional Council Environment Canterbury	003	Transport Networks	Oppose	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.	Decline the Plan Change; or If the plan change is not rejected, amend the plan change to address issues raised in the submission.		
PC73-0049	Canterbury Regional Council Environment Canterbury	004	Residential and Business Development	Oppose	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.	Decline the Plan Change; or If the plan change is not rejected, amend the plan change to address issues raised in the submission.		
PC73-0050	Ivan George Robertson	001	Transport Networks	Oppose	Opposes any further large areas of rezoning to Living Z on the south side of Dunns Crossing Road until the roading network is made suitable to carry the additional traffic, including road widening and consideration of a roundabout at the Dunns Crossing, Goulds and Selwyn Roads intersection.	Not specified.	Accept in part	As outlined in the Recommendation, transportation issues largely addressed.

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Recommendation	Summary of Reasons
PC73-0051	New Zealand Defence Force	001	Quality of the Environment	Neither Support / Oppose	Burnham Military Camp is located approximately 2.5 and 3.8km from plan change sites. It is defined as strategic infrastructure and regionally significant infrastructure in the Canterbury Regional Policy Statement. Concerned about potential reverse sensitivity effects on activities at the Burnham Military Camp challenging the continued operation of their facilities.	That the Plan Change does not adversely affect the NZDF's ability to continue to carry out operations at the Burnham Military Camp.	Accept in part	Weight of evidence shows that the plan change would not adversely affect the NZDF's ability to continue to carry out its operations and the transportation effects have been considered.
PC73-0051	New Zealand Defence Force	002	Transport Networks	Neither Support / Oppose	Concerned about ensuring safe and efficient access to and from the Camp, noting that the traffic assessment is based on upgrades to the network, but these upgrades have not been confirmed.	That effects on the transport network, including in the vicinity of the Burnham Military Camp, are considered in the absence of these upgrades.		
FURTHER SUBMISSIONS								
PC73-0006	Jason Horne To PC73-0015 Alison Smith, David Boyd and John Blanchard	FS001	Residential and Business Development	Oppose	Unsure how higher density living can have a positive impact on the environment. More people = more waste, more traffic, more carbon footprint and less good growing land, open space available. Rolleston does not need more business area when the centre of Rolleston already has plenty of empty retail space and is heavily disjointed from itself. Oppose the fact that there is a number of current land owners trying to get in on the action of carving up valuable open space land.	Disallowed	Accept in part	In so far as it relates to proposed additional rezoning.
	To Dunns Crossing Residents' submissions	FS002	Residential and Business Development	Oppose	Opposed PC73 0017-0042 Urban sprawl is not good for the environment or traffic. Do not need more disjointed empty retail space. Current landowners in area should not benefit from plan. Increased traffic through town to access motorway no good	Disallowed as this is very self-serving.	Accept in part	For reasons addressed in relation to the primary submission
	To PC73-0047 Gallina Nominees	FS003	Residential and Business Development	Oppose	Urban sprawl is not good for the environment or traffic. Do not need more disjointed empty retail space. Current landowners in area should not benefit from plan	Disallow	Accept in part	For reasons addressed in relation to the primary submission
	To PC73-0047 Gallina Nominees	FS004	Residential and Business Development	Oppose	Opposed to the setback limits being reduced. Odour is of a real concern and it won't take long for the new residents to be complaining about odours. We already often get a 'rural' odour.	Disallow	Accept in part	For reasons addressed in relation to the primary submission
	To PC73-0048 Ministry of Education	FS005	Community Facilities / Residential and Business Development / Transport Networks / Quality of the Environment / Land and Soil	Support	Support 001-005 all the submission points made by the Ministry of Education and the effects that this would have on the community.	Allowed	Accept in part	For reasons addressed in relation to the primary submission
	To PC73-0049 CRC	FS006	Water / Waste Disposal / Transport Networks / Residential and Business Development	Support	Support 001-004 all of Canterbury Regional Council Environment Canterbury's submissions	Allowed	Accept in part	For reasons addressed in relation to the primary submission
PC73-0010	Waka Kotahi NZ Transport Agency To PC73-007 CCC	FS001	Transport Networks	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.	Accept in part	Impacts of greenhouse gas emissions considered.
	To: PC73-0015 Alison Smith, David Boyd and John Blanchard Dunns Crossing Residents' submissions PC73-0047 Gallina Nominees	FS002 to FS032	Residential and Business Development	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.	Accept	For reasons addressed in Recommendation

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Recommendation	Summary of Reasons
					<i>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.</i>			
	To PC73-0049 CRC	FS033 and FS034	Transport Networks	Support	<i>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)).</i>	<i>Further consider the impacts of greenhouse gas emissions as a result of the proposed plan change.</i>	Accept in part	<i>Impacts of greenhouse gas emissions considered.</i>
PC73-0048	Ministry of Education To Dunns Crossing Residents' submissions	FS001 to FS029	Residential and Business Development	Opposed	<p><i>Considers that rezoning this areas is inconsistent with the recent Greater Christchurch Partnership Our Space document which the Ministry generally supported and would also be inconsistent with several provisions of the CRPS. Considers that the inclusion of these additional parcels of land as part of PPC73 will have a significantly greater impact on school capacity than other recent private plan changes which have occurred within the Projected Infrastructure Boundary.</i></p> <p><i>Concerned that inclusion of these properties in PPC73, it may set a precedent of development outside of existing planned areas in the Selwyn District and Canterbury, which makes planning for school capacity and networks increasingly difficult.</i></p> <p><i>Considers that the requirement of Policy 8 of the NPS-UD should be balanced against other parts of the NPS-UD such as the requirements for Councils to ensure sufficient additional infrastructure (which includes schools) is provided.</i></p> <p><i>Considers that there is a lack of opportunity to complete a detailed assessment of each parcel of land to assess the effects on schools in the area.</i></p>	<p><i>That if the land parcels are considered as part of PPC73, Council ensures the potential inconsistencies between Policy 8 of the NPS-UD and the CRPS are satisfactorily resolved as it relates to development capacity and well-functioning urban environments.</i></p> <p><i>That the land identified in the submission that have requested to be included in PPC73, are lodged through the general private plan change process, unless specific provision is given to the Ministry to assess the effect of each land parcel requesting to be included as part of PPC73, in sufficient detail.</i></p>	Accept	<i>For reasons addressed in Recommendation</i>