



Submission on Proposed Plan Change 73

Gallina Nominees Ltd and Heinz-Wattie Ltd Pension Plan

3 May 2021

Selwyn District Council

RESOURCE MANAGEMENT ACT 1991

SELWYN DISTRICT COUNCIL

SUBMISSION ON PLAN CHANGE 73 TO THE OPERATIVE SELWYN DISTRICT PLAN

1. Submitter Details

Name: Gallina Nominees Ltd and Heinz-Wattie Ltd Pension Plan
Address: 57 Fort Street Auckland
Contact Name: Mike Pretty
Contact Organisation: Aston Consultants Ltd
Contact Email address: fiona@astonconsultants.co.nz
Contact Address: C/- Aston Consultants Ltd
Resource Management and Planning
PO Box 1435
Christchurch 8140
Contact Phone Number: 03 3322618
Contact Mobile Number: 0275 332213
Contact Person: Fiona Aston

2. Trade Competition Declaration

I could gain an advantage in trade competition through this submission – No
I am directly affected by an effect of the subject matter of the submission that
a) adversely affects the environment; and
b) does not relate to trade competition or the effects of trade competition

3. Hearing Options

We do wish to be heard in support of our submission. If others are making a similar submission, we may consider presenting a joint case with them at the hearing.

4. Submission Details

See attached

A handwritten signature in black ink, appearing to read "T. D. A. A.", enclosed within a thin black rectangular border.

.....
(Signature of applicant or person authorized to sign on behalf of the submitter)

Date: May 3, 2021

**SUBMISSION ON PROPOSED PLAN CHANGE 73 TO OPERATIVE SELWYN DISTRICT PLAN
(GALLINA NOMINEES & HEINZ-WATTIES LTD PENSION PLAN)**

| Provision to which my/our submission relates: | I/we oppose in part or full/support in part of full | Reasons for my/our submission are: | Decision I/we wish the Council to make: |
|---|---|--|---|
| Selwyn Operative District Plan Planning Map | Support | <p>The two blocks comprising Proposed Plan Change 73 (PC 73) are part of several land areas that have been proposed for urban development through submissions on the Proposed Selwyn District Plan (PSDP). Virtually all of the land between Runners Road and Selwyn Road, fronting onto Dunns Crossing Road is being proposed for urban development.</p> <p>Put in this context there is an unusual opportunity for an integrated, comprehensive and orderly expansion to the Rolleston urban growth area. More particularly it provides an opportunity to give effect to Policy 8 of the National Policy statement on Urban Development in a strategic manner. The two blocks ('Holmes' and 'Skellerup') are strategically located to facilitate this expansion.</p> <p>The submitter has lodged a submission on the proposed Selwyn District Plan seeking their land be rezoned General Residential Zone (GRZ) (Submission 493). Another party (CSI Property Ltd) has lodged a submission in relation to our land and adjoining land to the west (submitter 392) as shown on the map below, seeking it be rezoned General</p> | <p>Amend the District Planning Map by replacing the current Living 3 zoning with a Living Z Zone over both blocks sought to be rezoned under PC73.</p> <p>Amend the District Planning Map by replacing the current Rural Outer Plains zoning with a zoning that enables urban development, most likely to be a Living Z Zone over our land at 201-236 Dunns Crossing Road Rolleston, legally described as Lots 3-4 DP 20007 BLKS 111, V11 Leeston SD (46.3188ha), or less preferred Living 3A (minimum lot size 1000m², minimum average lot size 2000m²).</p> |

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|---|---|--|---|
| | | <p>Industrial Zone (GIZ).</p>  <p>We have not been able to make contact with this submitter to date, but at this stage we only support GRZ zoning for our land and the neighbouring triangular block to the west, not GIZ (we retain the option to amend this position, subject to further discussion with CSI Property Ltd). Acknowledging that there may be scope issues, we request rezoning our land Living Z as part of PC73. If outside scope, we request that PC73 be designed and approved in a manner which 'future proofs' it to facilitate rezoning of</p> | |

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|---|---|--|---|
| | | <p>adjoining land, including ours for urban development. Future Residential zoning of our land should be an integral part and logical component of the Plan Change 73 development, albeit if necessary due to scope issues, through a different process that is subject of course to public scrutiny and submissions. We note that the Integrated Transport Assessment lodged as Appendix D to Plan Change 73 identifies programmed intersection upgrades (eg Dunns Crossing/SH1/Walkers Road) that are commensurate with increased urban development. We also note that the ODPs provide for further urban extensions outside of the Plan Change area.</p> <p>The proposed Living 'Z' Zone anticipates and will have significant positive environmental results, particularly when integrated with other potential rezoning proposals:</p> <ul style="list-style-type: none"> (a) an increase in residential density that provides a more efficient use of land, compact urban form and diverse housing mix. (b) Strategic links to existing and potential public transport services. (c) a significant increase in enabled capacity given effect to the National Policy Statement on Urban Development (d) potential for movement integration into the existing | |

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|--|---|--|---|
| | | and planned urban areas including land that the we sought residential development through submissions on the PSDP.; | |
| Proposed Amended Outline Development Plans 39 and 40 | Support in part | <p>The ODPs provides</p> <ol style="list-style-type: none"> 1. Proposed spine roads that will enable connections (including for public transport) with land to the south and existing urban area of Rolleston. 2. The potential to result in a quality urban design outcomes and varying densities; 3. Flexibility for design in accordance with the Living Z Zone provisions; 4. Potential to support active transport connections including cycling and walking to land owned by us. <p>We do however wish to see the ODPs (legend) amended with respect to the proposed 150m set back on the northern boundary to indicate it is subject to amendment if or when the adjacent land is zoned for urban purposes; and other amendments to the PC73 ODP and other provisions to ensure integrated development with urban development</p> | <p>Amend Rules 4.9.39 and 4.9.58 relating to the Odour Constrained Area to the effect that the constraint area and associated set backs on the ODPs will cease to have effect upon the adjoining land being zoned for urban purposes; and any other consequential amendments.</p> <p>Insert the ODPs into the Operative Plan with an amendment to the legend to give effect to the amendment to Rules 4.9.39 and 4.9.58.</p> <p>Any alternative, additional or consequential changes to the ODP as gives effects to the intent of this submission and the interests of the submitter.</p> |

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|---|---|---|---|
| | | of our land. | |
| Plan Change 73 in its entirety | Support in part | We are adjoining landowners and have submitted on the Proposed Selwyn District Plan seeking that our land be rezoned General Residential Zone (GRZ). PC73 has direct effects on us. | In addition to the specific relief sought above, any alternative, additional or consequential changes to PC73 as gives effects to the intent of this submission and the interests of the submitter. |