

## PC75 Summary of Submissions

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Recommendation
PC75-0001	Scott Loeffler	001	Residential and Business Development	Support	Support as the plan change area is essential to the urban development of Rolleston and has already been identified for future growth in the previous District Plan.	Not specified.	Accept
PC75-0001	Scott Loeffler	002	Transport Networks	Support	Support as the plan change is essential to completing the Rolleston collector road system.	Not specified.	Accept
PC75-0003	Robert Brian Wynn-Williams	001	Quality of the Environment	Support In Part	Support plan change conditional on any future subdivision plan meeting environmental and energy best practices, including through section orientation and covenants addressing building materials and water use and wastewater disposal.	Requests Council to approve the plan change conditional on the subdivision plan meeting environmental and energy best practices.	Accept in part – approve the plan change – reject the inclusion of sustainability initiatives into the plan change
PC75-0004	Carole Greenfield	001	Land and Soil	Oppose	Oppose as considers the development will damage and reduce the availability of versatile soils.	Requests Council to reject the plan change.	Reject
PC75-0004	Carole Greenfield	002	Residential and Business Development	Oppose	Considers that the plan change area will not be a pleasant place to live and will add to the character and amenity values of Rolleston as the overall pleasantness of the township is under threat from the cumulative effect of too rapid developments.	Requests Council to reject the plan change.	Reject
PC75-0004	Carole Greenfield	003	Culture and Historic Heritage	Oppose	Oppose as the application states that consultation with local Rūnanga representatives Mahaanui Kurataiao Limited in particular, has not been undertaken.	Requests Council to reject the plan change and insist that proper processes be followed.	Reject
PC75-0005	Christchurch City Council	001	Transport Networks	Oppose	Considers that wider transport effects on Christchurch City must be addressed.	Requests Council to reject the plan change unless a funded and implemented public transport system to service the site is established prior to any residential development.	Reject
PC75-0005	Christchurch City Council	002	Residential Density	Oppose	Considers that a higher minimum density requirement of 15 households per hectare should be applied to better achieve efficiencies in the coordination of land use and infrastructure, support mixed land use activities and multi-modal transport systems and protect the productive rural land resource.	Requests Council to reject the plan change unless provision is made for a minimum net density of 15 households per hectare.	Reject
PC75-0007	MON Group Ltd	001	Residential and Business Development	Support In Part	Requests that a portion of land be included as a Neighbourhood Centre (NCZ) to provide for small scale commercial activities and community activities consistent with the preferred option set out in the Rolleston Structure Plan.	Requests Council to approve the plan change and to re-zone the land to provide for a Neighbourhood Centre Zone (NCZ) as set out in the attached plans.	Accept with amendments
PC75-0010	Canterbury Regional Council	001	Residential and Business Development	Neither Support Nor Oppose	Considers that a determination needs to be made that the scale of the proposed development will deliver significant development capacity under Policy 8 of the National Policy Statement - Urban Development (NPS-UD) and identifies the need to better align the development with identified housing needs.	Requests Council to consider whether the plan change is significant development capacity under the NPS-UD Policy 8 and to determine the appropriateness of the housing densities and typologies and linking these to the housing needs identified in the Greater Christchurch capacity assessment.	Reject in part. Matters raised considered and addressed in body of the Recommendation
PC75-0010	Canterbury Regional Council	002	Transport Networks	Neither Support Nor Oppose	Considers that a determination needs to be made on how the plan change implements Policies 6.3.4 and 6.3.5 of the CRPS, which seeks to ensure an efficient and effective transport network across Greater Christchurch.	Requests Council to consider how timely and effective public transport provision to and through the site can be achieved and any integrated transport options that would encourage uptake of existing services.	Reject in part. Matters raised considered and addressed in body of the Recommendation
PC75-0010	Canterbury Regional Council	003	Land and Soil	Neither Support Nor Oppose	Considers that the land comprises Class 2 and 3 Versatile Soils, which would be identified as 'highly productive land' under the proposed National Policy Statement on Highly Productive Land and that the plan change needs to be considered against CRPS Policy 5.3.12 and Policy B1.1.8 of the Selwyn District Plan.	Requests Council to consider the impact of the plan change on versatile soils.	Reject in part. Matters raised considered and addressed in body of the Recommendation