

PC78 Summary of Submissions and Further Submissions

Submitter ID	Submitter Name	Point #	SDP Topic	Position	Summary	Decision Requested	Recommendation	Summary of Reasons
PC78-0001	Selwyn 564 Ltd	001	Residential and Business Development	Support	Supports the plan change as it is required to increase the number of affordable residential sections in Rolleston.	Requests the plan change is approved.	Accept	PC78 will enable an increase in residential sections in Rolleston. That may assist in affordability.
PC78-0001	Selwyn 564 Ltd	002	Subdivision of Land	Support In Part	Considers that the plan change include conditions requiring land owners to enter into an agreement with Council to coordinate the installation of infrastructure services, including by way of point strips.	Requests the plan change is approved with conditions to manage the efficient coordination of infrastructure.	Accept in part	Accept the plan change be approved but for the reasons set out in the Recommendation, consider it inappropriate to condition the plan change as sought. Any such matters in relation to the efficient coordination of infrastructure can more appropriately be addressed as between the landowners and through the subdivision process.
PC78-0002	Christchurch City Council	001	Transport Networks	Neither Support Nor Oppose	Considers that wider transport effects on Christchurch City must be addressed.	Requests the plan change is amended to promote an urban form and include development controls that ensure a funded and implemented public transport system to service the site, including connections to Christchurch City, prior to any residential development.	Reject	For the reasons set out in the Recommendation including that the urban form is appropriate. Consider that development controls to ensure a funded and implemented public transport system is in place to service the site prior to residential development is inappropriate. Those matters are more properly addressed through other processes. Rolleston is currently served by public transportation. In terms of effects on Christchurch City, Mr Smith addressed this issue in evidence. He advised that travel on road networks would be widely dispersed and diluted due to the range of employment opportunities and other destinations within the city. I accept that evidence.
PC78-0002	Christchurch City Council	002	Residential Density	Neither Support Nor Oppose	Considers that a higher minimum net density of 15 households per hectare consistent with the Greater Christchurch Partnership density report would better achieve efficiencies in coordinating land use and infrastructure, enabling mixed land use, supporting multi-modal transport systems and protecting productive land.	Requests the plan change to be amended to apply a minimum net density of 15 households per hectare to the development.	Reject	For the reasons outlined in the Recommendation. While it is acknowledged that increases in minimum density can have benefits, 12hh/ha is appropriate. It is more than required by the CRPS and other documents. It is consistent with development in Rolleston and the zoning sought enables increase in density if appropriate.
PC78-0002	Christchurch City Council	003	Residential and Business Development	Neither Support Nor Oppose	Considers that the relevant recommendations of the Greater Christchurch Partnership Social and Affordable Housing Report are incorporated into the plan change.	Requests the plan change is amended to include the recommendations of the Greater Christchurch Partnership Social and Affordable Housing Report.	Reject	The recommendations of the Greater Christchurch Partnership Social and Affordable Housing Report are not appropriate to incorporate into the plan change. It is acknowledged that both social and affordable housing are important matters. The enabling of 756 household units may assist in affordability.
PC78-0003	Ministry of Education	001	Residential and Business Development	Oppose In Part	Considers that the plan change has the potential to create adverse effects on the efficient operation of schools in the area due to increasing pressure on roll capacity.	Requests ongoing liaison with the Ministry of Education regarding the timeframes for releasing the development to establish whether the increase in school age children can be accommodated.	Reject	Liaison with the Ministry has occurred. The Ministry's letter of 2 November 2021 records that the Ministry has met with the Applicant's consultant to address submission points. Ongoing liaison with the Ministry in relation to timeframes for releasing the development to establish whether the increase in school aged children can be accommodated is not a matter within the jurisdiction relating to the private plan change.
PC78-0003	Ministry of Education	002	Transport Networks	Oppose In Part	Considers that the plan change indicates cycle/pedestrian connections between the site and Te Rōhutu Whio School on the ODP to enable an	Requests that cycle/pedestrian connections between Te Rōhutu Whio School and the PC78 site are provided on the ODP.	Accept in part	The cycle/pedestrian connections are included as sought.

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					assessment of the adequacy of safe and accessible modes of active travel to be made.			
PC78-0004	Environment Canterbury	001	Residential and Business Development		Considers that the plan change should give greater attention to identified housing needs, including by increasing the minimum net density to 15 households per hectare and including mechanisms for enabling social and affordable housing.	Requests that Council consider increasing the minimum net density to 15 households per hectare and including mechanisms for enabling social and affordable housing to meet identified housing needs.	Reject	For reasons addressed in the Recommendation and for the reasons summarised in response to Submitter PC78-0002 above.
PC78-0004	Environment Canterbury	002	Transport Networks	Neither Support Nor Oppose	Considers that development of the site ahead of enhanced public transport services in this location is likely to create a dependency on private motor vehicle use.	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	For reasons addressed in the Recommendation and for the reasons summarised in response to Submitter PC78-0002 above.
PC78-0004	Environment Canterbury	003	Land and Soil	Neither Support Nor Oppose	Considers that the potential for the loss of versatile soils has been considered in the multi-criteria analysis contained in Our Space and Proposed Change 1 to the CRPS.	Unstated.	Accept in part	Accept that the loss of versatile soils has been considered in the multi-criteria analysis contained in Our Space and Proposed Change 1 to the CRPS.
PC78-0004	Environment Canterbury	004	Quality of the Environment	Neither Support Nor Oppose	Considers that there is insufficient information or analysis in the plan change to inform a position on aspects of the proposal, including traffic, water, wastewater and flood modelling, transport effects, contaminated land, and earthworks.	Unstated.	Reject	There has been significant information and analysis provided through the hearing process. That, combined with the documents supporting the Request, is sufficient for the consideration and assessment of the matters identified by the submitter .
Further Submission								
PC78-0005	Sam Carrick	FS001	Land and Soil	Support	1. The proposed subdivision is located on a large area of highly versatile soils. 2. Highly versatile soils are a finite and rare resource in NZ.	Greater consideration should be given of the cumulative impact of the highly versatile land resource and an important reason for declining this plan change	Reject	While acknowledging the site contains versatile soils, the potential for the loss of versatile soils has been considered and assessed in the identification of this land within the Rolleston FDAs through the recent Plan Change 1. This has been considered in the relevant statutory and non-statutory documents and the ultimate identification of this land as being within the Rolleston FDAs. The loss of versatile soils is acceptable in that context.
PC78-0005	Sam Carrick	FS002	Land and Soil	Oppose In Part	3. The availability of highly versatile soils has already been significantly affected by urban and peri-urban development at both the district, regional and national level	Greater consideration should be given of the cumulative impact of the highly versatile land resource and an important reason for declining this plan change		
PC78-0005	Sam Carrick	FS003	Land and Soil	Oppose In Part	5. Central Government is currently developing a National Policy Statement on Highly Productive Land, with the intent of providing stronger protection from development on Highly versatile soils.	Greater consideration should be given of the cumulative impact of the highly versatile land resource and an important reason for declining this plan change		
PC78-0005	Sam Carrick	FS004	Land and Soil	Oppose In Part	6. I note that the High Court has held that regard may be had to non-binding national policy documents such as the NPS-HPL, as relevant background material, even if those documents do not have any status under the RMA	Greater consideration should be given of the cumulative impact of the highly versatile land resource and an important reason for declining this plan change		
PC78-0005	Sam Carrick	FS005	Land and Soil	Oppose In Part	7. Recent analysis in Our Land 2021 National State of the Environment report highlights significant ongoing fragmentation of Highly versatile soils in Canterbury. Commissioners and councils need to take this into account when looking at new development	Greater consideration should be given of the cumulative impact of the highly versatile land resource and an important reason for declining this plan change		
PC78-0005	Sam Carrick	FS006	Land and Soil	Oppose In Part	8. Alternative locations do exist for the township of Rolleston to grow, that are not located in an area dominated by Highly versatile soils	Greater consideration should be given of the cumulative impact of the highly versatile land resource and an important reason for declining this plan change		