

Before the Selwyn District Council

under: the Resource Management Act 1991

in the matter of: Proposed Private Plan Change 80 to the Operative District Plan

and: **Two Chain Road Limited**
Applicant

Summary of evidence of Kim Seaton (planning)

Dated: 20 October 2022

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SUMMARY OF EVIDENCE OF KIM SEATON

- 1 My full name is Kim Marie Seaton. I am a principal planner at Novo Group Limited.
- 2 In my evidence I address planning related issues, including further amendments to the Proposal in response to the Officer's Report.
- 3 Matters raised in submissions have been addressed, including through the introduction of further amendments to the ODP and new rules that include substantial strengthening of landscaping requirements on the Two Chain Road frontage, and rules applying to the Zone interface with Rolleston Prison.
- 4 I will recommend further amendments to the Plan provisions in response to submitter's evidence, below.

Outstanding Issues – Section 42a Report

- 5 Matters over which there remains disagreement between myself and the Officer's Report are set out below. The National Policy Statement on Highly Productive Land (NPS HPL) is also an outstanding issue.

Limiting Road Access to Two Chain Road to One Entrance

- 6 On the basis of the evidence of Mr Fuller, Mr Carter, Mr Compton Moen and Ms Lauenstein, one entrance is considered undesirable from a traffic management, efficiency and urban form viewpoint, including CPTED concerns expressed by Ms Lauenstein. The proposal therefore remains for two primary intersections, as indicated on the proposed ODP, and a possible third (secondary) intersection.

Requiring Landscape Treatment 4 on the Southern Boundary (Rail Corridor Frontage)

- 7 This is not accepted as it is considered both impractical and unnecessary. The impracticality of requiring landscaping arises from the rail sidings that are anticipated to extend into the site. It is not known at this stage how many or where the sidings will be located, nor the extent to which those sidings may require clear visibility/sight lines for safety. Further, Mr Compton Moen has expressed the view that the rail corridor and State Highway 1 are not sensitive to visual effects from industrial development and as such do not require landscape screening.

Retention of Trees on the Eastern Boundary

- 8 Requiring retention of the existing trees on the eastern boundary is not accepted, as Mr Compton Moen has stated in his evidence that he considers tree retention in this location is unnecessary given the adjoining area is not, in his opinion, sensitive to visual effects from industrial development.

National Policy Statement on Highly Productive Land

- 9 The Officer's Report and my evidence are generally in accordance as to the relevance of the NPS HPL to the site. We agree that the site contains approximately 18.1ha of highly productive land (LUC Class 3), and that those soils are defined as highly productive land until such time as Environment Canterbury undertakes the soil mapping exercise required by the NPS HPL.
- 10 We also agree that the key issue with regard to Clause 3.6 of the NPS HPL, is the reference to the Housing and Business Assessment (HBA). My evidence states that I am unable to reach a conclusion on the extent to which the merits or adequacy of the 2018 HBA are relevant under Clause 3.6, and I defer to the applicant's legal submissions on this matter.

Submitters Evidence

Department of Corrections

- 11 Mr Dale, in his evidence on behalf of the Department of Corrections, has stated that he considers the rule amendments I have set out in my Evidence in Chief, in response to the Department of Corrections submissions and engagement, are appropriate. He requests some further minor amendments to the rules and assessment matters and I accept those amendments. They are tracked into the rule package in Attachment 1 to this summary.
- 12 Mr Dale further requests a new objective and policy be inserted to support the new Rolleston Prison-related rules. Whilst in principle I agree that some form of policy support for the new rules would be appropriate, I do not consider a new objective and policy is required.
- 13 I also note that creating what is in effect a new sub-section to Section B2 (sub-section 5) would require considerably more additional drafting, including an explanation to the policy, methods of implementation and anticipated environmental outcomes, to make it consistent with the drafting of the remainder of the Operative District Plan policy. Further, Mr Dale has not provided a Section 32AA analysis of the proposed objective.

- 14 Following receipt of Mr Dale's evidence, I have reviewed the existing objectives and policies of the Operative District Plan again. In my view, there is sufficient support to be found for the new Rolleston Prison-related rules from existing objectives and policies of the District Plan, to obviate the need for completely new provisions. Objective B3.4.1 for example requires *'The district's townships are pleasant places to live and work in'*, and Objective B3.4.3 requires *'"Reverse sensitivity" effects between activities are avoided'*.
- 15 Supporting Policy B3.4.6(b) seeks *'To provide a Business 2A Zone which can cater for business activities requiring large footprint buildings and/or sites but which have sufficient provisions to safeguard people's health and well-being and avoid pollution of natural resources or potential 'reverse sensitivity' effects.'*
- 16 In my view, Objective B3.4.3 and Policy B3.4.6 in particular support the new Prison-related rules. To provide further support, I recommend the addition of a new paragraph to the Explanation and Reasons for Policy B3.4.6, referencing the presence of the Prison and the need to ensure Business 2A Zone activities are compatible with the function of the Prison and accommodation of people within the Prison. I set out Policy B3.4.6, its Explanation and Reasons and my proposed amendment in Attachment 1, in full. I consider this amendment is sufficient to address Mr Dale's concerns.

Waka Kotahi/NZTA

- 17 Mr Fletcher in his evidence on behalf of Waka Kotahi has confirmed that Waka Kotahi is agreeable to the rules proposed by the applicant (paragraph 5.3 of Mr Fletcher's evidence).
- 18 Following the receipt of evidence, I have had further informal communication with Ms White (and by extension, Mr Collins) regarding proposed Rule 22.9.x that addresses required roading upgrades. Ms White has communicated Mr Collins' continued concern that the rule lacks specificity as to the nature of upgrades required. I have looked again at Rule 22.9.x and discussed the upgrade requirements with Mr Fuller, to see if further certainty can be added, without the rule becoming unhelpfully prescriptive. As a consequence, I recommend further amendment to Rule 22.9.x, as set out in Attachment 1. Those amendments address:
- i. Clause (a) now makes clear that the State Highway 1 intersection upgrade means to a roundabout, and clause (c) is combined into clause (a) as the works are part of the same Waka Kotahi project. Reference to the rail crossing upgrade on Walkers Road has been removed from (c) as Appendix 1B to Mr Fletcher's evidence indicates the current level crossing will be closed as part of the realignment of Walkers Road;

- ii. Clause (b) makes clear that the Walkers Road upgrade is limited to the section between State Highway 1 and Two Chain Road, and is to an arterial standard. Arterial standards are set out in the Operative District Plan (see Township Volume Appendix E13 Table 13.8 for urban arterial standard, and Rural Volume Appendix E10 Table 10.5 for rural arterial standard). Mr Fuller has advised me that the Walkers Road upgrade is likely to be to an urban standard south of the primary intersection with the Business 2A Zone and to a rural standard north of there, so I have left the upgrade requirement as general "arterial" rather than specify which type of arterial. Clause (b) now addresses Walkers Road only, to avoid confusion with clause (d);
- iii. Clause (d) now pertains to Two Chain Road upgrade only (to avoid confusion with clause (b)), makes clear the upgrade is between Walkers Road and Jones Road and the upgrade that is required is to a Rural Arterial Standard; and
- iv. Clause (f) makes clear that upgrade works includes provision of barrier arms.

New Zealand Defence Force

- 19 Ms Davies in her evidence on behalf of the NZDF has reiterated the NZDF's preference for a no complaints covenant over the proposed Zone. It remains my view that a no complaints covenant is not warranted, noting:
- i. the NZDF has not provided any technical evidence to demonstrate that reverse sensitivity effects (noise) are likely to arise in respect of the NZDF land;
 - ii. Rolleston Prison would be more sensitive to noise than industrial occupants and is closer to the NZDF land;
 - iii. The proposed zone is very large, and I therefore question whether occupants at the eastern extent of the zone would be sensitive to the NZDF activity even if the occupants of the western extent were; and
 - iv. Visitor accommodation and dwellings (other than custodial or security dwellings) are a discretionary activity in the Business 2A Zone and therefore cannot be established as a permitted activity¹.

¹ Rule 13.1.7.2 – visitor accommodation. Rule 22.8.11 dwellings that are not for custodial or security purposes.

- 20 It is correct that educational activities such as pre-schools are not restricted in the Business 2A zone, nor are healthcare facilities. However, I do not consider those activities are any more likely to give rise to reverse sensitivity effects/noise complaints than Rolleston Prison.
- 21 I am happy to answer any questions concerning my evidence or the proposed further Plan amendments.

Dated: 20 October 2022

Kim Seaton

Attachment 1: Revisions to the Proposal

The Proposed Plan Change undertakes the following in the Township Volume. Notified changes underlined or ~~struck through~~. Additional changes now proposed are double underlined or ~~double struck through~~. Note, PC66 provisions are now operative and have been inserted where relevant in the rules below, which has led to some numbering changes.

Text in **red** has been inserted/deleted in response to submitter's evidence:

1. To amend Township Volume, Chapter B3 Health Safety and Values, B3.3 Quality of the Environment to read:

Policy B3.4.6

(a) To provide Business 2 and 2B Zones with few requirements for aesthetic or amenity values, but which have sufficient provisions: to safeguard people's health and well-being and to avoid pollution of natural resources or potential 'reverse sensitivity' effects.

(b) To provide a Business 2A Zone which can cater for business activities requiring large footprint buildings and/or sites but which have sufficient provisions to safeguard people's health and well-being and avoid pollution of natural resources or potential 'reverse sensitivity' effects.

Explanation and Reasons

Business 2 and 2B Zones are areas where activities may be able to locate that have effects which are incompatible with the character or amenity values of Living, Business 1 or Rural Zones. Activities which may be sensitive to these effects, such as residential activities, are managed in Business 2, 2A and 2B Zones to avoid potential 'reverse sensitivity' issues. Business 2 and 2B Zones tend to adjoin or be close to townships, so effects of some activities still need to be managed or may be inappropriate in Business 2 Zones. The Rural (Outer Plains) Zone may be an alternative location for "rural-based" industrial activities. The Business 2A Zone does not adjoin any residential area and as such caters for a larger scale of activities than other Business 2 Zones.

In the case of Rolleston the Business 2A Zone is surrounded by rural zoned land with the nearest Living Zone being located on the southern side of SH1 and the South Island Main Trunk Railway Line. A rural residential enclave (Armack Drive) exists to the west of the Business 2A Zone (beyond Railway Road and the Midland Railway) and this has been recognised in the development controls that apply along the western boundary of the Business 2A Zone.

Rolleston Prison is located to the immediate west of the Business 2A Zone at Two Chain Road. The Prison accommodates people residing on the Prison site, including for long periods of time. Development controls apply near the interface of the Business 2A Zone and Rolleston Prison, in recognition of the sensitivity of Prison residents to potential disturbance. The development controls are intended to ensure that the safe and efficient operation of Rolleston Prison is not constrained or compromised by activities occurring within the Business 2A Zone, and to ensure that activities within the Business 2A Zone are compatible with the function of Rolleston Prison, including the accommodation of people within the Prison.

The Business 2A Zone at Rolleston provides for a range of business activities in particular those requiring larger allotment sizes with good access to State Highway 1 and/or the Main Trunk Railway Line. In this regard this zone has an important role in the economic prosperity of the Greater Christchurch area as well as providing significant employment opportunities for Selwyn District residents.

Business 2 Zones currently exist at: Leeston, Rolleston, Darfield and Coalgate. The Business 2A Zone exists at Rolleston. The Business 2B Zone exists at Lincoln.

2. To amend Township Volume, Chapter C13 Status Activities, Rule 13.1.4 Controlled Activities, to read:

13.1.4 Within the Business 2A Zone, other than that part of the Zone that is within 500m of the Walkers Road boundary of Rolleston Prison, the following activities shall be controlled activities, irrespective of whether they comply with the conditions for permitted activities in Rules 14 to 23.

...

3. To amend Township Volume, Chapter C13 Status Activities, Rule 13.1.7 Discretionary Activities, to read:

13.1.7.3 In addition to the activities listed in Rule 13.1.7.2, within that part of the Business 2A Zone that is within 500m of the Walkers Road boundary of Rolleston Prison, any of the activities listed in (a) to (p) below, irrespective of whether they comply with the conditions for permitted activities in Rules 14 to 23.

- (a) Meat slaughtering and processing
- (b) Cement manufacture
- (c) Hot mix, asphalt paving manufacture
- (d) Glass or fibreglass manufacture

- (e) Foundry processes, electroplating works, melting of metal, steel manufacture and galvanising
- (f) Natural gas, oil or petroleum distillation or refining
- (g) Manufacture of hardboard, chipboard or particle board
- (h) Timber treatment
- (i) Thermal power generation
- (j) Firearms range
- (k) Chemical fertiliser manufacture
- (l) Waste transfer stations and resource recovery facilities
- (m) Waste incineration, including burning of waste oil
- (n) Crematoriums
- (o) Timber processing, including sawmills and wood chipping.
- (p) Carpet manufacturing.
- (q) Any other industry using the combustion of coal, wood, or any other bio-mass for space heating or as a source of energy.

4. To amend Township Volume, Chapter C13 Status Activities, Rule 13.1.11 Non-Complying Activities, to read:

13.1.11 The following activities shall be non-complying activities in Business 2, 2A and 2B Zones:

13.1.11.1 Any activity which is specified in Rules 14 to 23 as being a non-complying activity.

13.1.11.2 Any of the activities listed in (a) to (c) below, irrespective of whether they comply with the conditions for permitted or discretionary activities in Rules 14 to 23.

(a) Mining or quarrying

(b) Correction facility

(c) Treatment or disposal of solid or liquid waste delivered or conveyed onto the site.

13.1.11.3 In addition to the activities listed in Rule 13.1.11.2, within that part of the Business 2A Zone that is within 500m of the Walkers Road boundary of Rolleston Prison, any of the activities listed in (a) to (d) permitted activities or discretionary activities in Rules 14 to 23.

(a) Landfills

(b) Commercial composting

(c) Tyre storage or shredding

(d) Petrochemical or hazardous substance bulk storage or distribution.

5. To amend Township Volume, Chapter C16 BZone Buildings, Rule 16.1.2.1 to read:

16.1.2.1 A landscaping strip of at least 3 metres width shall be provided along every road frontage except along:

- the frontage with Railway Road; or
- that part of Hoskyns Road abutting Precinct 4 as outlined in Appendix 22; or
- along the frontage of Jones Road identified within the Outline Development Plan at Appendix 43 where the provision of sightlines from rail crossings are required under Rule 17.4.1.2 and vehicle accessways required under Appendix 13;
- along Maddisons Road identified within the Outline Development Plan at Appendix 43A; ~~or~~
- along the frontage of Two Chain Road identified within the Outline Development Plan at Appendix 43B.

6. To amend Township Volume, Chapter C17 BZone Rooding, Rule 17.2 to read:

17.2.1.2 The site within which the vehicle accessway is formed does not have access directly on to:

- i) Railway Road, Rolleston from that part of the Business 2A Zones as is depicted on the Outline Development Plan at Appendix 22; or
- ii) Hoskyns Road, Rolleston from that part of the Business 2A Zones identified as Precinct 4 as is depicted on the Outline Development Plan at Appendix 22; or
- iii) Maddisons Road, Rolleston from that part of the Business 2A Zone depicted on the Outline Development Plan at Appendix 43A; or

iv) Two Chain Road, Runners Road, or Walkers Road (north of the primary road intersection), Rolleston from that part of the Business 2A Zone depicted on the Outline Development Plan at Appendix 43B.

...

17.2.2 Any activity which does not comply with Rule 17.2.1.2(ii) or Rule 17.2.1.2(iii) or Rule 17.2.1.2(iv) shall be a restricted discretionary activity.

...

17.2.3.4 In relation to the Business 2A Zone in Appendix 43B the effects of the accessway on the safe and efficient operation of Two Chain Road and the shared pedestrian/cycle path on these roads.

17.2.3.5 In relation to any vehicle accessway to Runners Road within the Business 2A Zone in Appendix 43B, the necessity, extent and cost of upgrades to Runners Road, the safe and efficient operation of the Runners Road/Walkers Road intersection, and effects on the safe and efficient operation of the Walkers Road level rail crossing.

17.2.3.6 In relation to any vehicle accessway to Walkers Road (north of the primary road intersection) within the Business 2A Zone in Appendix 43B, the effects of the accessway on Rolleston Prison and ~~prisoners~~ people residing within the prison.

±

7. To amend Township Volume, Chapter C17 BZone Roding, Rule 17.3 to read:

17.3.1.8 The site does not have access directly on to Two Chain Road, Runners Road or Walkers Road (north of the primary road intersection), Rolleston from that part of the Business 2A Zone depicted on the Outline Development Plan at Appendix 43B.

...

17.3.8 Any activity which does not comply with Rule 17.3.1.6, Rule 17.3.1.7 or Rule 17.3.1.8 shall be a restricted discretionary activity.

...

17.3.9.4 In relation to the Business 2A Zone in Appendix 43B the effects of the access on the safe and efficient operation of Two Chain Road and the shared pedestrian/cycle path on these roads.

17.3.9.5 In relation to any access to Runners Road within the Business 2A Zone in Appendix 43B, the necessity, extent and cost of upgrades to Runners Road, the safe and efficient operation of the Runners Road/Walkers Road intersection, and effects on the safe and efficient operation of the Walkers Road level rail crossing.

17.3.9.6 In relation to any vehicle accessway to Walkers Road (north of the primary road intersection) within the Business 2A Zone in Appendix 43B, the effects of the accessway on the Rolleston Prison accommodation units and prisoners people residing within those units the prison.

8. To amend Township Volume, Chapter C17 BZone Roading, Rule 17.6 to read:

Permitted Activities

17.6.x The establishment of up to three road crossings from Two Chain Road into the area identified on the Outline Development Plan at Appendix 43B is a permitted activity.

17.6.2 The establishment of a road or rail crossing requiring a break in the existing primary shelter belt or future secondary planting strip required by Landscape Treatment 3 in Rule 24.1.3.14 along the Railway Road frontage of the Business 2A Zone, or the establishment of a road crossing requiring a break in the future planting strip required by Landscape Treatment 2; or the establishment of a road crossing requiring a break in the future planting strip required by Landscape Treatment 1 as depicted on the Outline Development Plan in Appendix 43A, or the establishment of more than three road crossings requiring a break in the existing primary shelter belt or future secondary planting strip required by Landscape Treatment 5 as depicted on the Outline Development Plan in Appendix 43B, or the establishment of a road crossing from Runners Road into the area identified on the Outline Development Plan at Appendix 43B, shall be a restricted discretionary activity.

...

17.6.3.7 In relation to the Business 2A Zone in Appendix 43B the effects of the accessway on the safe and efficient operation of Two Chain Road and the shared pedestrian/cycle path on that road.

17.6.3.8 In relation to any road crossings from Runners Road into the Business 2A Zone in Appendix 43B, the necessity, extent and

cost of upgrades to Runners Road, the safe and efficient operation of the Runners Road/Walkers Road intersection, and effects on the safe and efficient operation of the Walkers Road level rail crossing.

9. To amend Township Volume, Chapter C22 BZ Activities, Rule 22.5 to read:

22.5.1.2 Any other lighting if it does not exceed:

...

(c) 3 lux spill (horizontal or vertical) on to any part of any adjoining property in the Rural zone which has a common boundary with either the Business 2A Zone as depicted on the Outline Development Plan at Appendix 22, the Business 2A Zone as depicted on the Outline Development Plan at Appendix 43A, the Business 2A Zone as depicted on the Outline Development Plan at Appendix 43B, or the Business 2B Zone as depicted on the Outline Development Plan for ODP Area 5 at Appendix 37.

...

22.5.1.3 Lighting in the Business 2A Zone which is designed so that:

...

(c) In the Business 2A Zone covered by the Outline Development Plan in Appendix 43, ~~Appendix 43A~~ and Appendix 43B, all outdoor lighting is shielded from above and is directed away from adjacent properties outside of the Business 2A Zone. All fixed outdoor lighting is directed away from adjacent roads outside of the Business 2A Zone.

10. To amend Township Volume, Chapter C22 BZ Activities, Rule 22.9 to read:

22.9.1 Development in the Business 2A Zone shall be a permitted activity provided that the following condition is met:

22.9.1.1 The area along the common boundary of the Business 2A Zone and the Rural Zone, as depicted in the respective landscape treatment areas identified on the Outline Development Plans at Appendix 22, ~~and~~ Appendix 43, Appendix 43A, and Appendix 43B, and the principal building, shall be landscaped in accordance with the requirements of Rule 24.1.3.13.

22.9.1.2 In the Business 2A Zone identified on the Outline Development Plan in Appendix 43, Appendix 43A, and Appendix 43B, landscaping, road connections, railway crossings, sidings and pedestrian links shall be provided generally in accordance with those locations identified on the Outline Development Plan at Appendix 43, Appendix 43A, and Appendix 43B. The roads shall be constructed in general accordance with the road reserve widths specified in Appendix 43.

11. To amend Township Volume, Chapter C22 BZ Activities, Rule 22.9 to read:

Restricted Discretionary Activities – Development within the Business 2A Zone, Rolleston

22.9.6 Within the Appendix E43B Rolleston Business 2A Zone Two Chain Road ODP area, the operation of any ~~business activity~~ within 150m of the Walkers Road boundary of Rolleston Prison between the hours of 10.00pm and 7.00am shall be a restricted discretionary activity.

22.9.7 Under Rule 22.9.6 the Council shall restrict the exercise of its discretion to consideration of:

22.9.7.1 Any actual or potential noise effects on Rolleston Prison and ~~prisoners people~~ residing within the prison.

12. To amend Township Volume, Chapter C22 BZ Activities, Rule 22.9 to read:

Non-complying Activities – Development within the Business 2A Zone, Rolleston

22.9.x Within the Appendix E43B Rolleston Business 2A Zone Two Chain Road ODP area, no building shall be ~~occupied~~ constructed until such time as:

a. the State Highway 1/Walkers Road/Dunns Crossing Road intersection is upgraded ~~as a double lane roundabout, and the Walkers Road intersection with Runners Road is realigned;~~ and

b. ~~the frontages of~~ Walkers Road ~~between State Highway 1 and Two Chain Road~~ ~~are~~ is upgraded ~~to an arterial standard,~~ inclusive of a flush median on Walkers Road; and

~~c. the Walkers Road intersection with Runners Road and rail crossing is upgraded; and~~

~~d.~~ Two Chain Road is widened ~~between Walkers Road and Jones Road~~ to a Rural Arterial Road standard and ~~Jones Two~~

Chain Road/Wards Road intersection realigned ~~(other than the road site frontage upgrades specified in(b) above; and~~

~~ed.~~ either a primary road link is operational within the E43B ODP area, linking Two Chain Road and Walkers Road, or the intersection of Two Chain Road and Walkers Road is upgraded to a roundabout; and

~~fe.~~ the Two Chain Road rail level crossing is upgraded to include barrier arms.

13. To amend Township Volume, Chapter C22 BZ Activities, Rule 22.10 to read:

22.10.1.3 In the Business 2A Zone at Rolleston as depicted on the Outline Development Plan at Appendix 43, Appendix 43A, and Appendix 43B:

14. To amend Township Volume, Chapter C22 BZ Activities, Rule 22.10 to read:

22.10.3 Any activity which does not comply with Rule 22.10.1.2 or 22.10.1.3 shall be a noncomplying activity.

22.10.4 In the Business 2A Zone at Rolleston as depicted on the Outline Development Plan at Appendix 43A and Appendix 43B, any commercial activity, or any retail activity that is not otherwise specified in Rule 22.10.1.3, shall be a non-complying activity.

15. To amend Township Volume, Chapter C24 BZ Subdivision, Rule 24.1 to read:

24.1.3.11 In the Business 2A Zone road connections and pedestrian links shall be provided generally in accordance with those locations identified on the Outline Development Plans at Appendix 22, ~~and~~ Appendix 43, Appendix 43A, and Appendix 43B. The roads shall be constructed in general accordance with the road cross section examples also included in Appendix 22 (and where any conflict occurs with Rule E13.3.1 these cross sections shall take precedence) or the road reserve widths specified in Appendix 43. Furthermore, lots created which abut Hoskyns Road in Precinct 2 as shown on the Outline Development Plan at Appendix 22 should be designed in such a way that buildings will likely be encouraged to front onto and access onto Hoskyns Road.

...

24.1.3.13 The area along the common boundary of the Business 2A Zone and the Rural Zone, as depicted in the respective

landscape treatment areas identified on the Outline Development Plans at Appendix 22, and Appendix 43, Appendix 43A, and Appendix 43B, and the principal building shall be landscaped to the following standards:

...

Landscape Treatment Three

(a) The existing primary shelter belt along Railway Road shall be retained along the full extent of the Business 2A Zone boundary in this location.

~~(aa) The existing primary shelter belt along Two Chain Road shall be retained along the full extent of the Business 2A Zone boundary depicted in Appendix 43B, except that the shelter belt may have up to three breaks to allow up to three road connections into the Business 2A Zone.~~

(b) The existing primary shelterbelt shall be maintained, and if dead, diseased or damaged, shall be removed and replaced.

(c) A secondary planting strip consisting of the species Leyland cypress shall be located to the west of the existing primary shelterbelt on the opposite side of Railway Road in generally that location as identified in the Outline Development Plan at Appendix 22.

~~(cc) A secondary planting strip consisting of one or more of the species Macrocarpa, Totara, Leyland cypress, Kahikatea or Pittosporum, shall be located to the south of the existing primary shelterbelt on Two Chain Road in generally that location as identified in the Outline Development Plan at Appendix 43B.~~

(d) The secondary planting strip shall achieve, once matured, a minimum width of 2.5 metres and a minimum height of 8 metres.

(e) The secondary planting strip shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.

...

Landscape Treatment Five

(a) A 15m wide landscape strip shall be created on the Two Chain Road frontage, consisting of:

(i) A landscape strip of 5m width incorporating the retention and supplementation of existing shelterbelts (except where access is required) within 3m of the road boundary. Where existing gaps occur, tree species of either Cupressus

macrocarpa, Leyland cypress or Pinus Radiata (minimum 600mm high at the time of planting) are to be planted at 3.0m centres.

(ii) Provision for maintenance access on the southern side of the retained shelter belts.

(iii) Construction of a 2.5m high earth bund with a northern slope of 1:3. The southern slope may be between 1:1 and 1:4.

(iv) Planting of two rows of native plants on the upper section of the northern slope, and the top, of the earth bund. The rows shall be 2m apart, with plants at 1.5m centres and alternative offsets to create a dense native belt 3-5m in height. The plant species shall be selected from Kunzea ericoides, Pittosporum tenuifolium, Pittosporum eugenioides, Phormium tenax, and Pseudopanax arboreus. The plants are to be 0.5L pots with a minimum height of 300mm at the time of planting.

Note: Common boundary landscaping is required along the full extent of the relevant boundaries as depicted on the Outline Development Plans at Appendix 22, ~~and~~ Appendix 43, Appendix 43A, ~~and~~ Appendix 43B except across vehicle, rail, or pedestrian crossings. Refer to Rule 17.6.1 ~~and~~ 17.6.X in respect of road or rail crossings that require breaks in the existing primary shelterbelt or future secondary planting strip along Railway Road ~~and~~ Two Chain Road, and breaks in the proposed screening treatment along the Hoskyns Road frontage identified as Precinct 4 and the Maddisons Road frontage depicted in Appendix 43A, and Rule 17.2.2 in respect of vehicle accessways which require breaks in the proposed screening treatment along the Hoskyns Road frontage identified as Precinct 4 and the Maddisons Road frontage depicted in Appendix 43A.

16. To amend Township Volume, Chapter C24 BZ Subdivision, Rule 24.1.3 to read:

Rolleston

24.1.3.x Within the Appendix E43B Rolleston Business 2A Zone Two Chain Road ODP area:

(a) no development (including earthworks or construction related activities) shall occur prior to the commencement of the upgrade of the SH1/Dunns Crossing Road/ Walkers Road intersection.

(b) no subdivision of land shall take place until a potable water supply is available which is capable of servicing any lots within the subdivision.

17. To amend Township Volume, by inserting Appendix E43B Rolleston Business 2A Zone Two Chain Road ODP.
18. To amend the Planning Maps, to reflect the Business 2A zoning of the site.
19. Any other consequential amendments including but not limited to renumbering of clauses.