

Before the Selwyn District Council

under: the Resource Management Act 1991

in the matter of: Proposed Private Plan Changes 81 and 82 to the
Operative District Plan: Dunns Crossing Road, Rolleston

and: **Rolleston Industrial Developments Limited** and
Brookside Road Residential Limited
Applicants

Further closing legal submissions on behalf of the Applicants

Dated: 9 December 2022

Reference: JM Appleyard (jo.appleyard@chapmantripp.com)
LMN Forrester (lucy.forrester@chapmantripp.com)

chapmantripp.com
T +64 4 499 5999
F +64 4 472 7111

PO Box 993
Wellington 6140
New Zealand

Auckland
Wellington
Christchurch



FURTHER CLOSING LEGAL SUBMISSIONS ON BEHALF OF THE APPLICANTS

- 1 These further closing legal submissions close off the reconvened hearing for private plan changes 81 and 82 which took place on 5 December 2022.
- 2 The final updated ODP and rule set is set out in the supplementary evidence of **Mr Phillips** dated 24 November 2022.
- 3 Our primary closing legal submissions covered a number of legal issues which were canvassed at the reconvened hearing. We will not repeat those here, but we provide a further closing comment on:
 - 3.1 The uncertainty of the Proposed Selwyn District Plan processes; and
 - 3.2 The jurisdictional issue regarding Schedule 1 of the RMA.

THE UNCERTAINTY OF THE PROPOSED SELWYN DISTRICT PLAN PROCESSES

- 4 In our primary closing legal submissions we provided an overview of the various other processes occurring in Selwyn that would consider the appropriateness of rezoning of this land.
- 5 We emphasise, as discussed at the reconvened hearing, the inherent uncertainties the Applicant faces for the consideration of its rezoning requests on their merits in the Proposed Plan process. As requested, we attach at **Appendix 1** the section 42A report for the Rolleston rezoning hearings where Council takes the position that the rezoning submissions for this land will be considered in the subsequent Variation process (see paragraphs 9.13, 9.23, 9.25, and 9.27 in particular). We note the section 42A is incorrect, evidence has been lodged in support of both the PC81 and PC82 land in the Proposed Plan process by the Applicant. There is also the potential for significant delay in releasing the land's development capacity should there be any appeals on the Proposed Plan.
- 6 The Commissioner has a comprehensive plan change in front of him, supported on its merits by robust expert evidence. Policy 8 of the NPS-UD requires the Commissioner to be responsive to these Plan Changes as they would add significant development capacity (particularly in the context of a District that is currently not meeting its requirements under the NPS-UD to at all times provide at least sufficient development capacity in the short, medium, and long term) and contribute to well-functioning urban environments.

THE JURISDICTIONAL ISSUE REGARDING SCHEDULE 1 OF THE RMA

- 7 We agree with Mr Rogers that there are no jurisdictional issues preventing the Commissioner from making a decision on these Plan Changes.
- 8 We further note that:
- 8.1 Clause 25(2)(b) of Schedule 1 provides that when a local authority accepts a request it must proceed to notify the request under clause 26.
- 8.2 At this point, the request is prepared into a form capable of notification under clause 26, this is done by the local authority in consultation with the Applicant. That has occurred in this case.
- 8.3 We do not consider it to be of any consequence that the public notices for these Plan Changes included the word 'request'. It would not be appropriate to take such a narrow interpretation of Schedule 1.
- 8.4 Clause 29(4) allows the Council to consider the Plan Changes on their merits and issue a decision. For these Plan Changes, that function has been delegated to an independent Commissioner.¹

CONCLUSION

- 9 The granting of PC81 and 82 is the most appropriate use under the RMA. All effects on the environment have been demonstrated to be acceptable.

Dated: 9 December 2022



Jo Appleyard / Lucy Forrester
Counsel for Rolleston Industrial Developments Limited and Brookside Road Residential Limited

¹ Under clause 25(3), Schedule 1 and section 100A of the RMA.

APPENDIX 1

Proposed Selwyn District Plan



Section 42A Report

Report on submissions and further submissions

Rezoning: Rolleston

Vicki Barker

5 December 2022

Contents

List of submitters and further submitters addressed in this report	3
Abbreviations.....	4
1. Purpose of report.....	5
2. Qualifications and experience	5
3. Scope of report and topic overview.....	6
4. Statutory requirements and planning framework.....	6
5. Procedural matters	9
6. Consideration of submissions	9
7. Support GRZ	14
8. Oppose GRZ and Maintain Living 1C Provisions	16
9. Amend zoning from GRUZ to GRZ.....	17
10. Amend from LLRZ to GRZ & NCZ.....	41
11. Request for 1 acre (0.4ha) lots.....	45
12. Future Development Planning and Zone Clarification	46
13. Conclusion.....	50
Appendix 1: Table of Submission Points	51

List of submitters and further submitters addressed in this report

Submitter ID	Submitter Name	Abbreviation
DPR-0013	Mark Batty	
DPR-0020	Roger & Gwenda Smithies	
DPR-0032	Christchurch City Council	CCC
DPR-0034	MR & KM Davenport	
DPR-0060	Roger & Viv Hubbard	
DPR-0117	Gurinder Singh	
DPR-0134	Ballantrae Residents Group	
DPR-0136	Lynn & Malcom Stewart, Lynn & Carol Townsend & Rick Fraser	
DPR-0158	Peter Tilling	
DPR-0172	Stephen Bensberg, Sharon & Ryan Bensberg	
DPR-0204	JP Singh	
DPR-0207	Selwyn District Council	SDC
DPR-0215	Winstone Aggregates	
DPR-0221	Jeffery Heyl & Alison Winter	
DPR-0232	Mary Herrick	
DPR-0266	Richard Graham	
DPR-0302	Alison Smith, David Boyd & John Blanchard	
DPR-0317	Geoff & Julie Stevenson	
DPR-0319	Kevin Chaney	
DPR-0339	Hayley & Michael Moynihan	
DPR-0344	Four Stars Development Ltd & Gould Developments Ltd	Four Stars
DPR-0355	Ellis Darusette	
DPR-0358	Rolleston West Residential Limited	RWRL
DPR-0371	Christchurch International Airport Limited	CIAL
DPR-0374	Rolleston Industrial Holdings Limited	RIHL
DPR-0378	The Ministry of Education	MoE
DPR-0384	Rolleston Industrial Developments Limited	RIDL
DPR-0392	CSI Property Ltd	
DPR-0404	A J Cartwright & P A Day	
DPR-0411	Hughes Developments Limited	
DPR-0446	Transpower New Zealand Ltd	Transpower
DPR-0459	Urban Estates	
DPR-0461	Dunweavin 2020 Ltd	
DPR-0465	Yoursection Ltd	
DPR-0475	Rolleston Residents Association	
DPR-0488	Dally Family Trust and Julia McIlraith	
DPR-0492	Kevler Development Ltd	
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	
DPR-0495	Jeremy Thomas	
DPR-0496	BHL Trust	
DPR-0499	Phillip Long	
DPR-0501	Susan Hudson	
DPR-0502	Jennifer McLaughlin	
DPR-0503	Voyna Crofts	
DPR-0506	M & X Bentley	
DPR-0568	Neil Milmine	
DPR-0571	David Edwards	
DPR-0576	MON Group Ltd	
DPR-0589	Richard George Barratt	

Please refer to **Appendix 1** to see where each submission point is addressed within this report.

Abbreviations

Abbreviations used throughout this report are:

Abbreviation	Full text
CRPS	Canterbury Regional Policy Statement 2013
DPR	District Plan Review
EI Chapter	Energy and Infrastructure Chapter
GRZ	General Residential Zone
GRUZ	General Rural Zone
IPI	Intensification Planning Instrument
LLRZ	Large Lot Residential Zone
MDRS	Medium Density Residential Standards
MRZ	Medium Density Residential Zone
MRZ (ILE)	Medium Density Residential Zone (Immediate Legal Effect)
MUL	Metropolitan Urban Limits
NCZ	Neighbourhood Centre Zone
NPS-HPL	National Policy Statement for Highly Productive Land 2022
NPS-UD	National Policy Statement on Urban Development
ODP	Outline Development Plan
Operative DP	Operative Selwyn District Plan
PC	Plan Change
PDP	Proposed Selwyn District Plan
RMA or Act	Resource Management Act 1991
RMA-EHS	Resource Management Act (Enabling Housing Supply and Other Matters) Amendment Act 2021
RRS14	Rural Residential Strategy 2014
SDC	Selwyn District Council
UGO	Urban Growth Overlay
Variation 1	Variation 1 (Intensification Planning Instrument) to the Proposed Selwyn District Plan

1. Purpose of report

- 1.1 This report is prepared under s42A of the RMA in relation to submissions seeking to rezone land in the PDP. The purpose of this report is to provide the Hearing Panel with a summary and analysis of the submissions received on this topic and to make recommendations on either retaining the PDP provisions without amendment or making amendments to the PDP in response to those submissions.
- 1.2 In preparing this report I have had regard to the [s42A report on Strategic Directions](#) prepared by Mr Robert Love, including the [Right of Reply Report](#), the [Overview s42A report](#) that addresses the higher order statutory planning and legal context, also prepared by Mr Love; the [s42A report on Urban Growth](#) prepared by Mr Ben Baird, including the [Right of Reply Report](#); and the [Rezoning Framework s42A report](#) also prepared by Mr Baird (updated version dated 1 July 2022). The recommendations are informed by the evaluation undertaken by myself as the planning author.
- 1.3 The conclusions reached and recommendations made in this report are not binding on the Hearing Panel. It should not be assumed that the Hearing Panel will reach the same conclusions having considered all the information in the submissions and the evidence to be brought before them, by the submitters.

2. Qualifications and experience

- 2.1 My full name is Vicki Ann Barker. I have been engaged by the Council as a consultant planner. My qualifications include a Bachelor of Science and a Masters of Planning Practice (Hons) from the University of Auckland.
- 2.2 I have 26 years' experience as a resource management planner, with this work including central government, local government and private consultancy experience. I am the Managing Director of Barker Planning, a consultancy based in Christchurch. Prior to establishing Barker Planning I was a Senior Policy Advisor in the Resource Management Practice Team at the Ministry for the Environment and was principally involved in earthquake recovery related policy matters, RMA reform and RMA best practice advice. I have also held planning roles within local government, at multidisciplinary global engineering firms, and at a Christchurch based planning consultancy.
- 2.3 I was engaged as a consultant to the Canterbury Earthquake Recovery Authority (CERA) to assist with the Crown response to the Christchurch Replacement District Plan process. In this role I was involved in co-ordinating government department submissions, further submissions, and producing and presenting evidence on behalf of the Crown at the Christchurch Replacement District Plan Hearings.
- 2.4 I have been engaged by Selwyn District Council since 2017 assisting with the Proposed Selwyn District Plan Review. I was responsible for the drafting of the Noise and Special Purpose Dairy Processing Zone Chapters, managed the Signs and Light Chapters as Topic Lead, and latterly was involved in drafting of the Light Chapter. I was also an interim Topic Lead in relation to the Transport Chapter. I also had input into the drafting of the emergency services, airfield and West Melton Aerodrome provisions of the Energy and Infrastructure (EI) Chapter and recently prepared the s42A

reports for the EI, Light and Noise Hearings. I have prepared the s42a report for the Lincoln Rezoning submissions in addition to this report.

- 2.5 I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014 and that I have complied with it when preparing this report. Having reviewed the submitters and further submitters addressed in this s42A report I advise there are no conflicts of interest that would impede me from providing independent advice to the Hearings Panel.

3. Scope of report and topic overview

- 3.1 This report considers the submissions and further submissions that were received in relation to requests to rezone land in Rolleston.
- 3.2 Recommendations are made to retain the provisions (being the proposed zoning) without amendment. Accordingly, no Appendix detailing amendments is required.

4. Statutory requirements and planning framework

Resource Management Act 1991

- 4.1 The PDP must be prepared in accordance with the Council's functions under section 31 of the RMA; Part 2 of the RMA; the requirements of sections 74, 75 and 77G, and its obligation to prepare, and have particular regard to (among other things) an evaluation report under sections 32 and 77J and any further evaluation required by section 32AA. The PDP must give effect to any national policy statement, the New Zealand Coastal Policy Statement, a national planning standard and the CRPS and must not be inconsistent with a water conservation order or a relevant regional plan. Regard is also to be given to the extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities and it must take into account the IMP.

Planning context

- 4.2 As set out in the [‘Overview’ Section 32 Report](#), [‘Overview’ s42a Report](#), and the [Urban Growth Section 32 Report](#) there are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of the PDP. The planning documents that are of most relevance to the submission points addressed in this report are discussed in more detail within the [Rezoning Framework Report](#) and as such, are not repeated within this report. As set out in Mr Baird’s report¹, the purpose of the Rezoning Framework Report is to provide the Hearing Panel with a summary and analysis of the higher order statutory and planning framework relevant to the consideration of rezoning requests and to provide a platform for subsequent s42A reporting officers to use in their assessment of specific rezoning request submission points. As an independent planning expert, I have had regard to Mr Baird’s assessment and there are no areas of disagreement with regard to his analysis of the relevant planning framework.
- 4.3 In addition, and of particular relevance to the submission points addressed in this s42A report, is the notification of Variation 1 to the PDP, which is the Council’s Intensification Planning Instrument (IPI) prepared in response to the Resource Management Act (Enabling Housing Supply and Other

¹ Paragraph 1.1, Rezoning Framework Report

Matters) (RMA-EHS). Variation 1 is to be processed in accordance with the Intensification Streamlined Planning Process (ISPP), alongside the completion of the PDP hearings process. As outlined in the supporting [Section 32 evaluation](#), the purpose of the RMA-EHS is to enable greater housing choice within five of the largest urban environments in New Zealand, including Selwyn District. This is to be achieved through the introduction of mandatory medium density residential standards (MDRS) within a new Medium Density Residential Zone (MRZ) in Rolleston, Lincoln and Prebbleton townships. The MDRS allows for the establishment of up to three residential units, each up to three storeys high (11 metres) on most sites without the need for a resource consent. Exemptions apply based on identified qualifying matters, such as heritage areas and protecting nationally significant infrastructure, but it is otherwise mandatory to apply MDRS to relevant residential zones.

4.4 Variation 1 to the PDP introduces the new MRZ on the following land:

- All the areas proposed by the PDP to be zoned GRZ in Rolleston, Lincoln and Prebbleton;
- Land covered by the following Council-approved private plan changes (PC) to the Operative District Plan: PC68 and PC72 in Prebbleton, PC69 in Lincoln, and PC71, PC75, PC76 and PC78 in Rolleston. It is noted that the land covered by PC73 in Rolleston is not included in the variation to the PDP, but is subject to a variation to the private plan change;
- The Housing Accords and Special Housing Area (HASHA) and COVID-19 Recovery (Fast-track Consenting) areas in Rolleston;
- 47 hectares of rural land (on six different sites) within the Future Development Area (FUDA) that is in between existing residential and private plan change areas in Rolleston.

4.5 The MRZ has immediate legal effect from the date of notification of Variation 1 (20 August 2022) where it applies to existing relevant residential zones within these townships. Where new MRZ land is proposed to be rezoned through Variation 1, the proposed MRZ does not have legal effect.

4.6 The National Policy Statement for Highly Productive Land (NPS-HPL) came into force on 17 October 2022 to provide national direction on how highly productive land is protected from inappropriate subdivision and development.² The NP-HPL has immediate legal effect and applies to land identified as LUC Class 1, 2 or 3, as mapped by the New Zealand Land Resource Inventory (or any more detailed mapping that uses the LUC classification). The existing Canterbury Maps LUC data has been used as the basis for analysis against the NPS-HPL for the purposes of this report. This data applies until the maps containing the highly productive land of the Canterbury Region are prepared under Clause 3.5(1). Regional councils are required to map highly productive land in a general rural zone which is predominantly LUC 1, 2 or 3 land, and which forms a large and geographically cohesive area, by no later than 17 October 2025

4.7 The NPS-HPL is specifically relevant to ‘urban rezoning’, which it defines as a change from a GRUZ to an ‘urban zone’ that is inclusive of the GRZ and LLRZ.³ Clause 3.5(7) identifies that the NPS-HPL applies to all GRUZ land that has a LUC 1, 2 and 3, but is not identified for future urban development

² <https://environment.govt.nz/assets/publications/National-policy-statement-highly-productive-land-sept-22-dated.pdf>

³ NPS-HPL – Part 1: Preliminary provisions, 1.3 Interpretation - ‘Urban rezoning’

(i.e. outside the UGO) or subject to a Council initiated, or an adopted, notified plan change to rezone land from GRUZ to urban or rural lifestyle.

- 4.8 The NPS-HPL objective requires that highly productive land is protected for use in land-based primary production. These outcomes are supported by policies that recognise highly productive land as a finite resource that needs to be managed in an integrated way (Policy 2). The urban rezoning of highly productive land (Policy 5), its use for rural lifestyle living⁴ (Policy 6) and subdivision (Policy 7) are required to be avoided except as provided in the NPS-HPL.
- 4.9 NPS-HPL Part 3 Clause 3.6 requires that Tier 1 and 2 territorial authorities can only allow the urban rezoning⁵ of highly productive if it is required to meet housing demand (under the NPS-UD), there are no other reasonably practicable or feasible options to achieve a well-functioning urban environment, and the benefits outweigh the costs associated with the loss of highly productive land. Clause 3.7 requires territorial authorities to avoid the rezoning of highly productive land as rural lifestyle, except where the exemptions in Clause 3.10 are satisfied.
- 4.10 Most of the GRUZ land to the east and south surrounding Rolleston which is subject to this report is classed as LUC 2 or 3 soils as illustrated in **Figure 1** below. The NPS-HPL and LUC 1, 2 or 3 land is identified in the following evaluation only where the land is not within the UGO and/or is not already subject to the proposed MRZ.

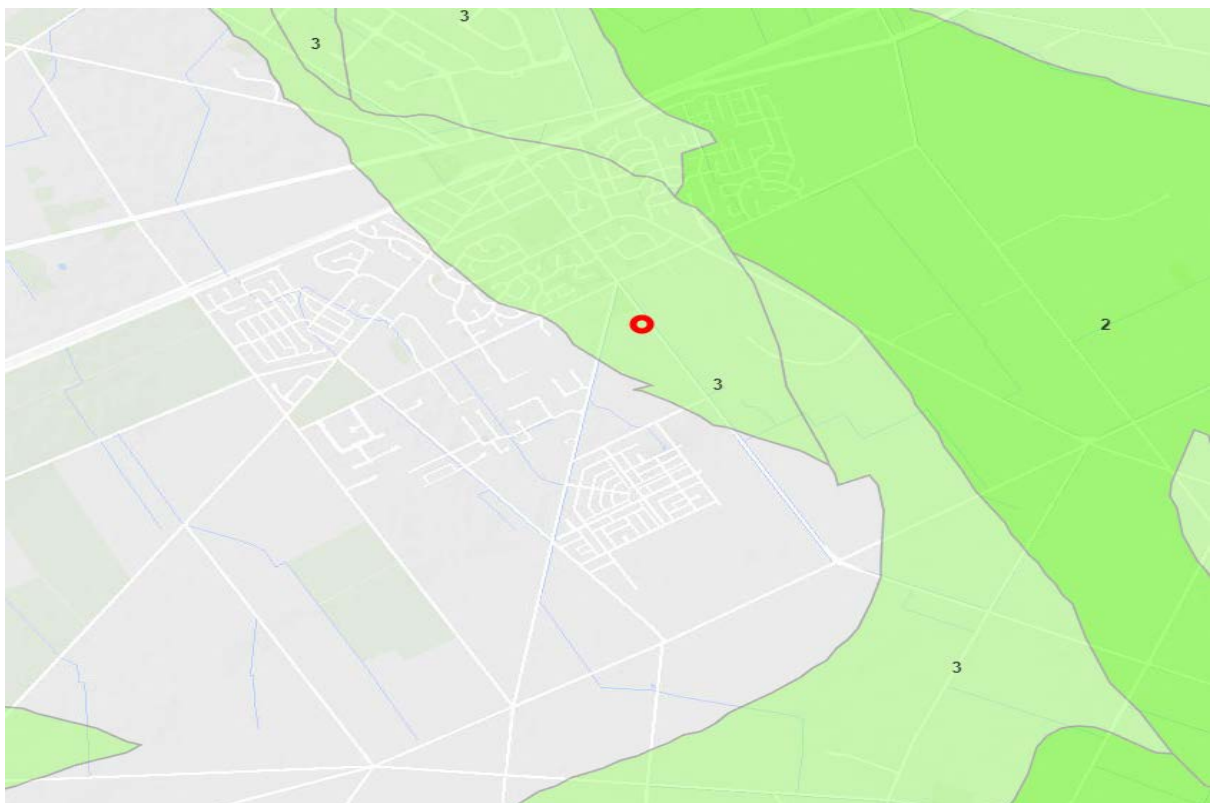


Figure 1: LUC Class 1, 2 and 3 soils. Source: Canterbury Maps

⁴ Refer to the Rural Lifestyle Zone (RLZ) in the National Planning Standards 2019, 8. Zone Framework Standard, Table 13 Pg.37.

⁵ NPS-HPL – 1.3 Interpretation, Urban rezoning means changing from the general rural or rural production zone to an urban zone.

- 4.11 It is also noted that all recommended amendments to provisions since the initial s32 evaluation was undertaken must be documented in a subsequent s32AA evaluation. No s32AA evaluation is necessary in this instance as no amendments are recommended.

5. Procedural matters

- 5.1 At the time of writing this s42A report there have not been any pre-hearing conferences, clause 8AA meetings or expert witness conferencing in relation to submissions on this topic.
- 5.2 CSI Property Ltd (DPR-0392.8) sought to rezone land from GRUZ to GIZ in their original submission, whereas the intention was to rezone from GRUZ to GRZ. This submitter made a further submission clarifying that rezoning from GRUZ to GRZ is sought, which also negates a number of further submissions in opposition.
- 5.3 Furthermore, in relation to CSI Property Ltd (DPR-0392.3) the summary of submissions refers to 161 Leeston Road, which is not the correct address for the sites detailed in the submission (RS 25807 and RS 23614). These sites are instead located at the corner of Selwyn and Dunns Crossing Roads. Therefore the submission has been incorrectly summarised. No other procedural issues have been identified.
- 5.4 It is recognised that there are a number of submissions on the notified PDP seeking to rezone land within Rolleston, Lincoln and Prebbleton townships to GRZ that are affected by Variation 1. Where there is insufficient scope within the rezoning submission to incorporate MDRS in a new relevant residential zone and no qualifying matter applies, accepting the submission on the PDP will not align with the RMA-EHS (regardless of its merits). As such, it is anticipated that these submitters will lodge submissions on Variation 1 to the PDP seeking to rezone the subject land to MRZ through the Variation 1 process. On this basis, the rezoning submissions that overlap with Variation 1 will only be given a high-level planning assessment in this s42A report, with a more detailed analysis to be undertaken as part of assessing submissions lodged on Variation 1.
- 5.5 In accordance with Minute 19 of the Hearings Panel, all submitters requesting rezoning were requested to provide their expert evidence for the rezoning hearings, including a s32AA evaluation report, by 5 August 2022. Further submitters supporting or opposing any rezoning request were similarly requested to file their expert evidence by 2 September 2022. Evidence received within these timeframes, or as otherwise agreed by the Chair, has been considered in the preparation of this s42A report, except where the potential overlap of rezoning submissions with the notification of the IPI means that only a high-level planning assessment will be undertaken in this s42A report (as outlined above). Any evidence received outside of these timeframes may not have been taken into account in formulating recommendations. However, submitters do have an opportunity to file rebuttal evidence no later than 10 working days prior to the commencement of the relevant hearing, following receipt of the Council's s42A report.

6. Consideration of submissions

Matters addressed in this report

- 6.1 This report considers submissions that were received by the Council in relation to the zoning of land in Rolleston and forms part of the submissions seeking rezoning across the PDP. Provisions relating

to subdivision and land use activities within these zones have been dealt with in separate s42A reports considered in earlier hearings. As such, the scope of this report is limited to the geographic extent and appropriateness of the zone that is subject to submission, unless a new zone and/or set of provisions is proposed as part of the rezoning request.

Overview of the Rolleston area

- 6.2 This report addresses submissions relevant to the Rolleston area, excluding the PORTZ, GIZ and LFRZ land on the northern side of State Highway 1 which is subject to a separate Rezoning report. The proposed township boundaries are denoted by blue dashed lines on the PDP map below and consist of MRZ, NCZ and TCZ zoning. Three discrete LLRZ areas sit outside but adjoining the township boundaries to the north-east and south-west, with part of the western LLRZ land fronting Burnham School and Dunns Crossing Roads also being within the township boundaries. The township is otherwise surrounded by GRUZ land. Rolleston has an estimated 2022 population of 20,618 (7,067 households).⁶
- 6.3 As mentioned at paragraph 4.3, Variation 1 introduces a new MRZ and associated MDRS as required by the RMA-EHS. The MRZ applies to that land in Rolleston detailed at paragraph 4.4 which includes existing residential areas, specific PC areas, special housing areas and other identified land within the UGO. The PDP Maps identify where the MRZ has immediate legal effect (MRZ(ILE)) as of 20 August 2022, and the areas where MRZ is subject to Variation 1 whereby Council must notify a decision by 20 August 2023.

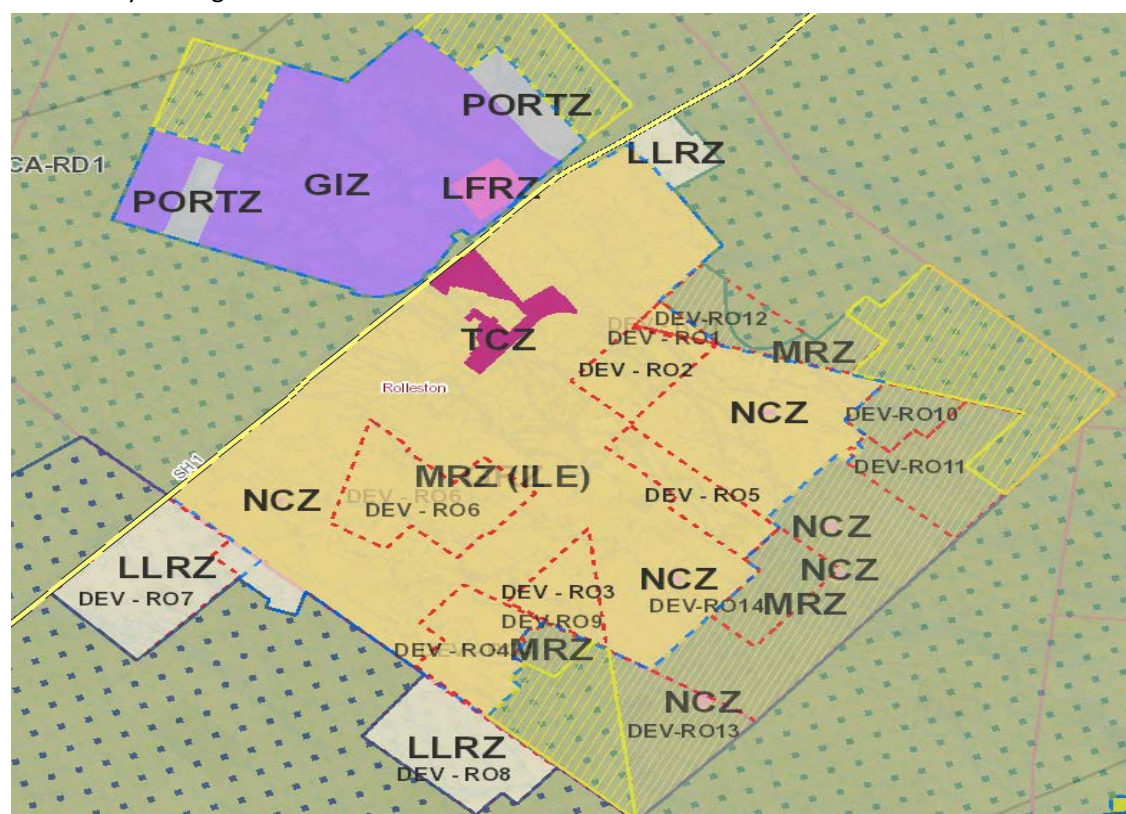


Figure 2: Variation 1 Zoning Map of the Rolleston Area. Source: PDP Maps

⁶ 7 LTP-2021-Projections.pdf (selwyn.govt.nz)

- 6.4 The PC's which have been through a public consultation process and have been decided by Council are proposed to be varied by Council as part of Variation 1 to align with the new MRZ, including PC71, PC75, PC76 and PC78 in Rolleston. PC73 is not included in Variation 1 but is subject to a variation to the PC. The PC's are detailed in the submission evaluation where relevant. The map below shows the location of the PC's relevant to Rolleston.

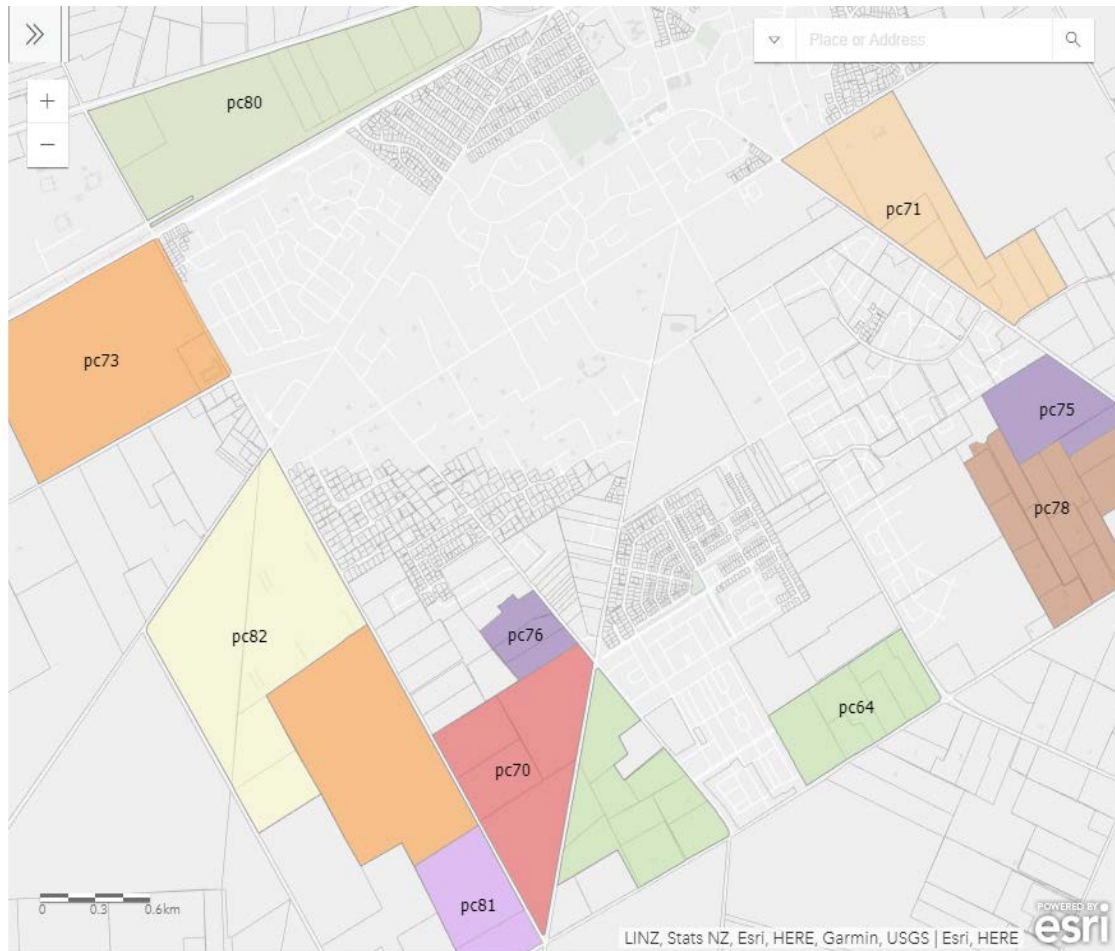


Figure 3: Map showing land affected by Plan Changes in the Rolleston Area. Source: Selwyn District Council 'Current Plan Change Requests' webpage⁷

- 6.5 Canterbury Regional Policy Statement (CRPS) Map A shows the Greenfield Priority Areas - Residential (green) and the Future Development Area (orange) in relation to Rolleston, contained within a Proposed Infrastructure Boundary (solid black line). The 50 dB Airport Noise Contour (blue dashed line) currently extends over GRUZ land to the east adjacent to the Greenfield Priority and Future Development Areas.

⁷ <https://www.selwyn.govt.nz/property-and-building/planning/strategies-and-plans/selwyn-district-plan/plan-changes>



Figure 4: CRPS Map A (excerpt). Source: CRPS

- 6.6 The Rolleston Structure Plan (September 2009) is a high-level plan which provides a strategic framework and vision to guide development through to 2075. The Structure Plan Area was determined when the proposed Metropolitan Urban Limit (MUL) for Rolleston was established and adopted by Council in 2008 and included in the CRPS. The area is broader than the proposed township boundaries in the PDP and includes a 100-hectare area of land at the intersection of Weedons Road and Levi Road identified for a potential District Park. This land falls outside the MUL and is largely under the Airport noise contour.

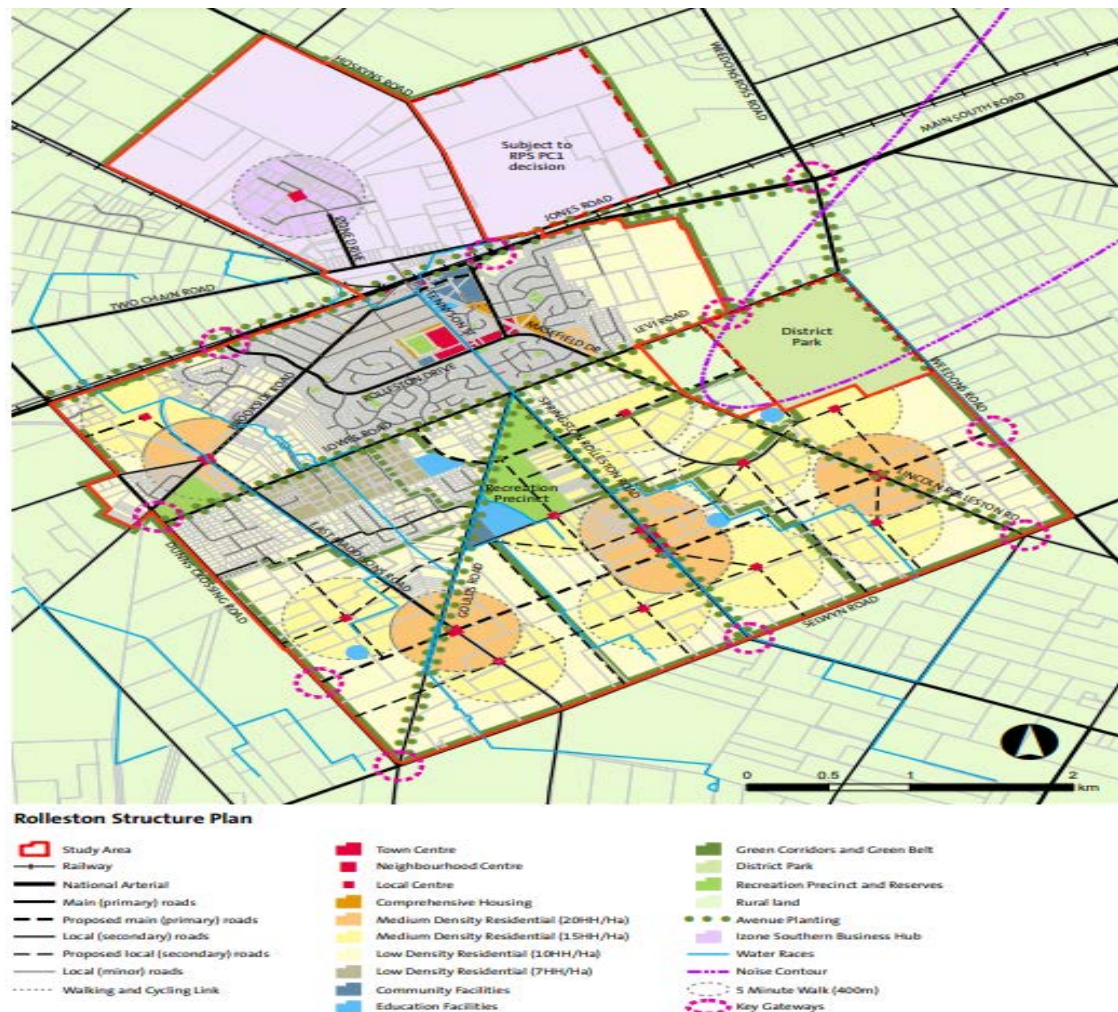


Figure 5: Rolleston Structure Plan Source: Rolleston Structure Plan

- 6.7 Selwyn 2031 is a District Development Strategy which was developed to provide an overarching strategic framework for achieving sustainable growth across the district to 2031. Selwyn 2031 identified the need to rezone land in Rolleston (and Lincoln) to a new mixed density zone to accommodate 8,800 households and to amend the plan to provide for greenfield land ODP's and zoning provisions for identified greenfield priority areas.
- 6.8 The Selwyn District Council Rural Residential Strategy 2014 (RRS14) was developed to provide guidance and policy direction to manage rural residential development (0.3ha to 2ha lots at an average density of 1-2 households per hectare). Three areas are identified in the RRS14 as suitable for rural-residential development within Rolleston, including: The Living 3 zone - Existing undeveloped rural land on the south-western boundary of Rolleston (shown as the dark green areas on the first map below); Area 1 (1535 Main South Road) - Rural land adjoining the Park Lane and Levi Park subdivisions on the north-western boundary of Rolleston; and Area 2 - Rural land on the south-eastern boundary of Rolleston (Areas 1 and 2 are shown on the second map below).

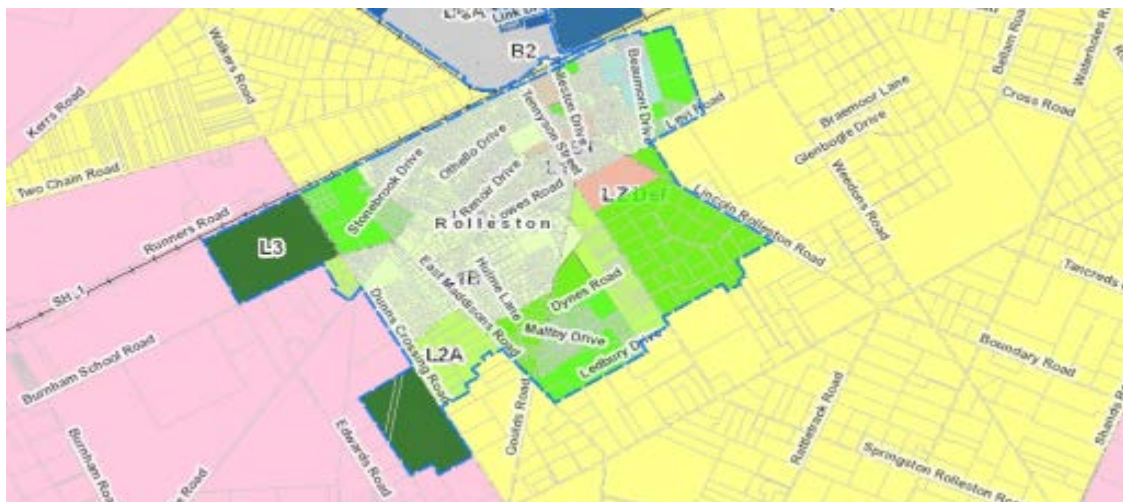


Figure 6: Living 3 Zone areas (dark green) considered suitable for rural residential development. Source: RRS14

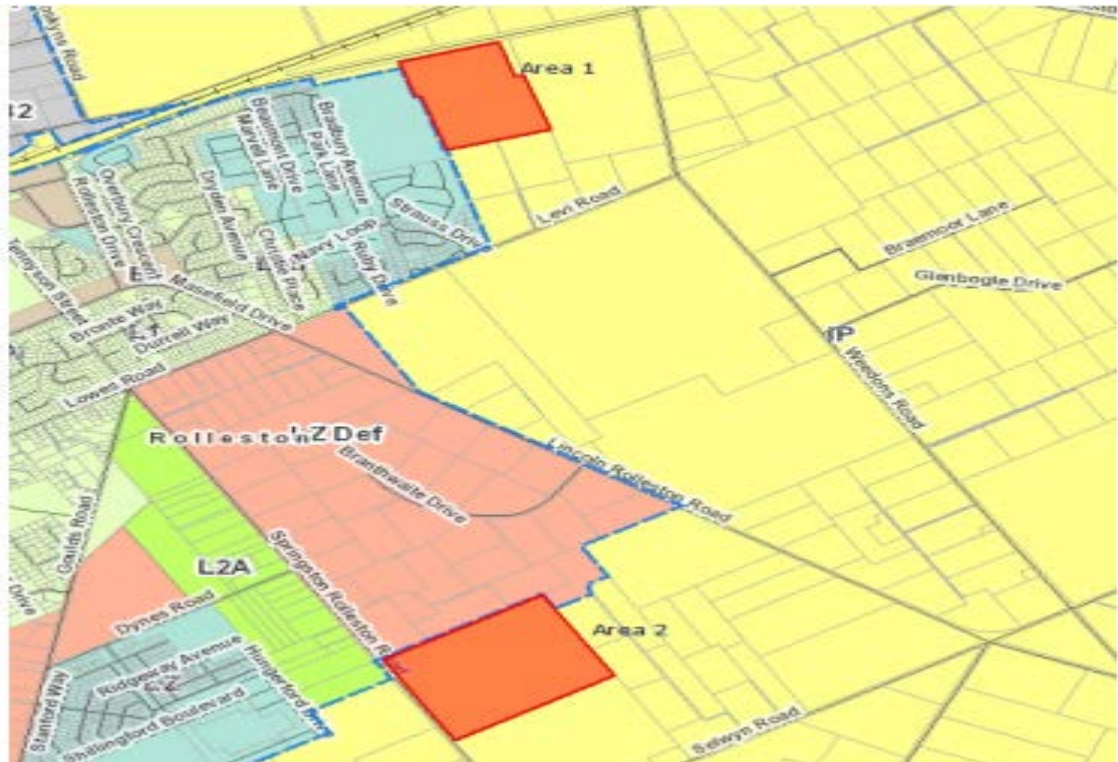


Figure 7: Areas 1 and 2 (orange) considered suitable for rural residential development. Source: RRS14

- 6.9 The Living 3 zoned land to the south-west and Area 1 have been zoned LLRZ under the PDP consistent with the RRS14. Area 2 is outside the proposed township boundaries in the PDP and is zoned GRUZ, but is within the UGO and is proposed to be zoned MRZ and will be evaluated as part of the Variation 1 process.

7. Support GRZ

Submissions

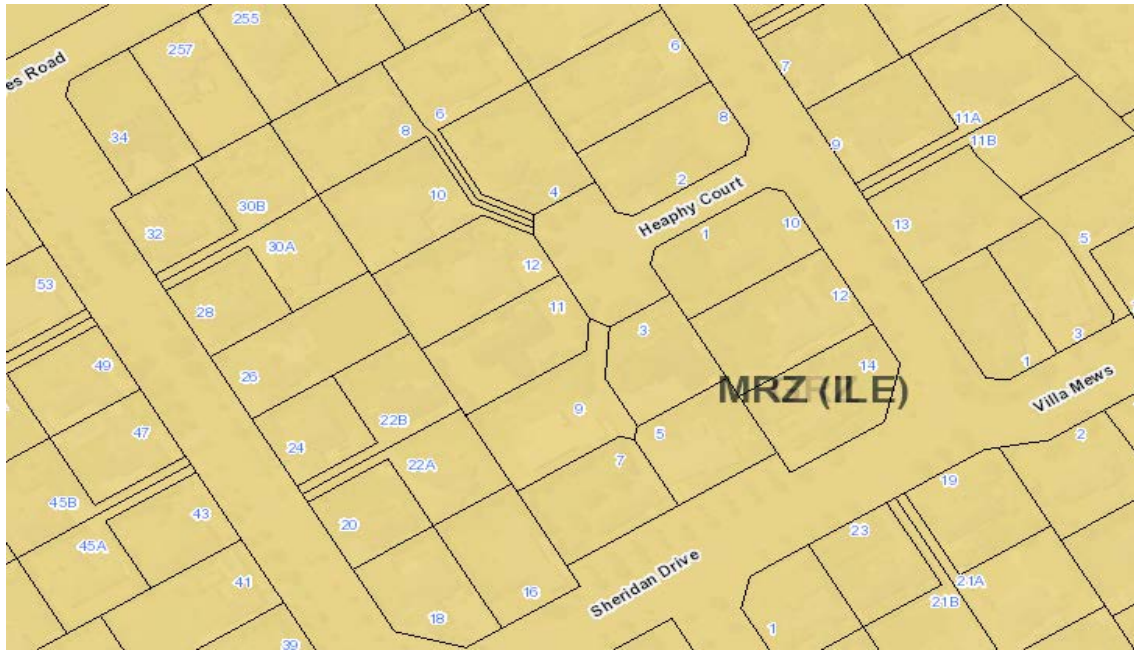
- 7.1 Two submissions points and no further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0013	Mark Batty	001	Map	Support	Retain the GRZ as it relates to the Sheridan Drive and Heaphy Court area as notified.
DPR-0117	Gurinder Singh	001	Map	Support	Retain GRZ at 2 Ellington Mews - Lot 2 DP 361103

Analysis

- 7.2 Mark Batty⁸ supports the GRZ for the Sheridan Drive and Heaphy Court area and seeks that the GRZ zoning be retained as notified.

⁸ 0013.1-Mark Batty



- 7.3 Gurinder Singh⁹⁹ supports the GRZ for 2 Ellington Mews and seeks that the GRZ zoning be retained as notified.



- 7.4 No submitter evidence has been provided in support of these submission points. Variation 1 to the PDP has superseded these submission points and the MRZ is now in immediate legal effect in these former GRZ areas. Therefore, it is recommended that these submission points be rejected given MRZ has immediate legal effect and has replaced GRZ.

Recommendation

- 7.5 I recommend, for the reasons given above, that the Hearings Panel retain the zoning as notified.
- 7.6 It is recommended that the submissions are rejected as shown in **Appendix 1**.

⁹⁹ 0117.1-Gurinder Singh

8. Oppose GRZ and Maintain Living 1C Provisions

Submissions

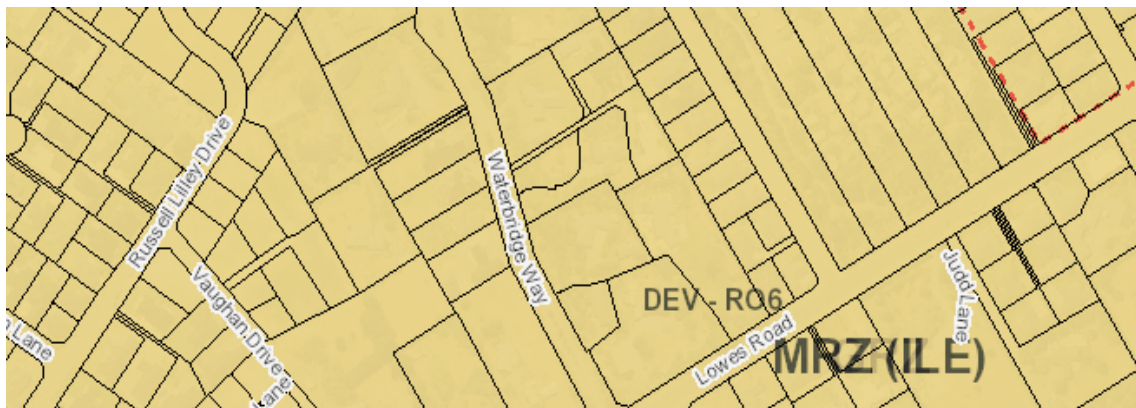
8.1 Two submission points and no further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0172	Stephen Bensberg, Sharon Bensberg & Ryan Bensberg	001	Map	Oppose	Amend mapped zone from GRZ at Waterbridge Way, Rolleston to a zone that maintains the current lot size rules for the current District Plan Living 1C zone. This change is needed to reflect and protect the area's current nature and existing amenity.
DPR-0172	Stephen Bensberg, Sharon Bensberg & Ryan Bensberg	003	Rule	Oppose	Amend any other related subdivision or zone rules in the plan to provide for the continuance of the existing L1C zone at Waterbridge Way, Rolleston and its open space character.

Analysis

8.2 Stephen Bensberg, Sharon Bensberg & Ryan Bensberg¹⁰ oppose the GRZ at Waterbridge Way and seek that the current lot size rules for the Operative DP Living 1C zone are maintained. They also seek that any other related subdivision or zone rules are amended to provide for the continuance of the Living 1C zone at Waterbridge Way and its open space character.

8.3 No submitter evidence has been provided in support of these submission points. The Waterbridge Way area is zoned Living 1C under the Operative DP. Variation 1 to the PDP has superseded this submission point and the MRZ is now in immediate legal effect in Waterbridge Way. Therefore, I recommend that the submission points be rejected.



Recommendation

8.4 I recommend, for the reasons given above, that the Hearings Panel retain the zoning as notified.

8.5 It is recommended that the submissions are rejected as shown in **Appendix 1**.

¹⁰ 0172.1 and 0172.3- Stephen Bensberg, Sharon Bensberg & Ryan Bensberg

9. Amend zoning from GRUZ to GRZ

Submissions

9.1 27 submissions points and 34 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0034	MR & KM Davenport	001	Map	Oppose	Amend the zoning of land within the bounds of Main South Road, Larcombs Road, Waterholes Road, Selwyn Road, and Weedons Road from GRUZ to a residential zoning (GRZ or LLRZ).
DPR-0032	Christchurch City Council	FS088	Map	Oppose	Oppose submission.
DPR-0215	Winstone Aggregates	FS029	Map	Neither Support Nor Oppose	Council accepts the submission in so as considering potential adverse effects on primary production activities.
DPR-0371	Christchurch International Airport Ltd	FS005	Map	Oppose	Reject
DPR-0060	Roger & Viv Hubbard	001	Rezoning	Support	Amend zoning at 127 Lincoln Rolleston Road (legally described as Lot 2 DP 357634) to a residential category (currently GRUZ) and retain zoning for the rest of Lincoln Rolleston Road (if rezoned to a residential category).
DPR-0158	Peter Tilling	001	Map	Support in part	Amend zoning at 545 East Maddisons Road (Lot 1 DP 326339) from GRUZ to GRZ. Insert an Outline Development Plan for the site (ODP map and text included in full submission).
DPR-0204	JP Singh	FS004	Map	Support in part	Amend zoning at 545 East Maddisons Road from GRUZ to GRZ. Insert development area plan with amended road layout.
DPR-0207	Selwyn District Council	109	Map	Oppose in Part	Amend the zoning maps to change the area of land bound by Lemonwood Drive, East Maddisons Road, Selwyn Road, and Thames Drive from General Rural Zone to General Residential Zone.
DPR-0134	Ballantrae Residents Group	FS002	Map	Support in Part	To keep the zones and Prebbleton Township Boundary for this area as proposed in the original district plan.

DPR-0221	Jeffery Heyl & Alison Winter	001	Map	Oppose	That Lot 3 DP 350871, 3/554 Selwyn Road, Rolleston be rezoned to General residential zone (or another alternative and suitable residential zone).
DPR-0266	Richard Graham	004	Map	Oppose	Amend proposed zoning within the Goulds Road, Selwyn Road and Lincoln Rolleston Road area from General Rural to General Residential. Consider Large Lot Residential zone extending fully around the eastern side of Rolleston to create a more graduated transition to the Rural zone.
DPR-0392	CSI Property Ltd	FS025	Map	Oppose	Reject
DPR-0461	Dunweavin 2020 Ltd	FS001	Map	Support in Part	Accept submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	001	Map	Oppose	Rezoning the following land as shown outlined red in Figure 1 of the submission, and any other neighbouring land as appropriate, from General rural zone to General residential zone: RS 25807, RS23644, Lot 1 DP 74801, Pt Lot 2 DP 491231, Pt Lot 2 DP 74801.
DPR-0032	Christchurch City Council	FS129	Map	Oppose	Oppose submission
DPR-0358	Rolleston West Residential Limited (RWRL)	FS301	Map	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS252	Map	Oppose	Reject
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS001	Map	Neither Support Nor Oppose	Neutral
DPR-0339	Hayley & Michael Moynihan	001	Map	Oppose	Rezoning Lot 2 DP 74311 from GRUZ to GRZ
DPR-00461	Dunweavin 2020 Ltd	FS002	Map	Support	Accept submission
DPR-0344	Four Stars Development Ltd & Gould Developments Ltd	001	Map	Oppose in part	Rezoning those parts of the land listed below currently outside the Noise Control Overlay: Christchurch Airport - 50 dBA Contour General residential zone: Lot 2 DP 322710; Lot 2 DP 416195; Lot 1 DP 67190; Lot 2 DP 67190; Lot 3 DP 67190; Lot 7 DP 483709; Lot 8 DP 483709; Lot 9 DP 483709.
DPR-0371	Christchurch International Airport Ltd	FS001	Map	Oppose	Reject

DPR-0344	Four Stars Development Ltd & Gould Developments Ltd	002	Map	Oppose in part	Rezone those parts of the land listed below currently within the Noise Control Overlay: Christchurch Airport - 50 dBA Contour General residential deferred zone or Future general residential zone or Future urban zone.: Lot 2 DP 322710; Lot 1 DP 67190; Lot 2 DP 67190
DPR-0032	Christchurch City Council	FS131	Map	Oppose	Oppose submission
DPR-0371	Christchurch International Airport Ltd	FS002	Map	Oppose	Reject
DPR-0344	Four Stars Development Ltd & Gould Developments Ltd	004	DEV	Oppose in part	Insert a new Development Area Plan as attached in Appendix 29 to the submission
DPR-0344	Four Stars Development Ltd & Gould Developments Ltd	005	DEV	Oppose in part	Amend DEV-RO1 Development plan as outlined in Appendix 20 to the submission
DPR-0355	Ellis Darusette	001	Map	Oppose in Part	Rezone Part RS 5192 to General Residential zone, and any neighbouring or other land as appropriate including for sound resource management reasons.
DPR-0355	Ellis Darusette	002	DEV (Development Area)	Oppose in Part	Add a new ODP to DEV-RO as shown as Appendix 1 to the submission, including provision for an extension to Nancy Wake Street to Selwyn Road.
DPR-0392	CSI Property Limited	002	Map	Oppose	Amend the planning maps to rezone the following land from GRUZ to GRZ: Lot 1 DP 72132 Lot 2 DP72312 Lot 1 DP 20007 Lot 3 DP 72132 Lot 1 DP74061 Lot 2 DP 491231 Lot 2 DP 74801 Pt RES 1045 Lot 1 DP 26197 Lot 1 DP 491231 Lot 1 DP 74801
DPR-0032	Christchurch City Council	FS144	Rezoning	Oppose	Oppose submissions that seek an increase in the amount of residential land or density and/or an increase in the amount of land zoned for industrial purposes.

DPR-0302	Alison Smith, David Boyd & John Blanchard	FS002	Rezoning	Support in Part	Accept submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS013	Rezoning	Support in Part	Accept submission in part: Rezone land with frontage to Dunns Crossing Road (RS 25807 & RS 23644) GRZ subject to this being consistent with the relief sought by submission 493
DPR-0392	CSI Property Ltd	003	Map	Oppose	Amend the planning maps to rezone RS 25807 and RS 23614 from GRUZ to GRZ.
DPR-0032	Christchurch City Council	FS145	Rezoning	Oppose	Oppose submissions that seek an increase in the amount of residential land or density and/or an increase in the amount of land zoned for industrial purposes.
DPR-0392	CSI Property Ltd	008	Map	Oppose	Amend the planning maps to rezone the following land from GRUZ to GIZ: ¹¹ : Lot 1 DP 82068; Lot 4 DP 20007; and Lot 3 DP 20007.
DPR-0032	Christchurch City Council	FS148	Map	Oppose	Oppose submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS003	Map	Oppose	Accept submission in part
DPR-0392	CSI Property Limited	FS018	Map	Oppose	Reject and rezone the land GRZ
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension PlanFS012	FS012	Map	Oppose	Reject submission
DPR-0506	M & X Bentley	FS001	Map	Oppose	Disallow in full
DPR-0571	David Edwards	FS001	Map	Oppose	Disallow the submission point in full
DPR-0589	Richard George Barratt	FS005	Map	Oppose	Reject the rezoning request as part of the district plan process, make any future decision based on the private plan change request 69
DPR-0404	AJ Cartwright & PA Day	001	Map	Oppose in Part	Amend the planning maps to rezone the following land from GRUZ to GRZ: Lot 1 DP 82966 Lot 2 DP 82966
DPR-0492	Kevler Development Ltd	FS820		Support in Part	Accept submission in part
DPR-0411	Hughes Developments	003	Map	Oppose in Part	Amend the planning maps so as to zone all land contained in private Plan Change 64, generally bounded by Goulds Road, Selwyn Road and

¹¹ The submission mistakenly refers to rezoning to GIZ rather than GRZ which is corrected by the submitters further submission (0392.FS018).

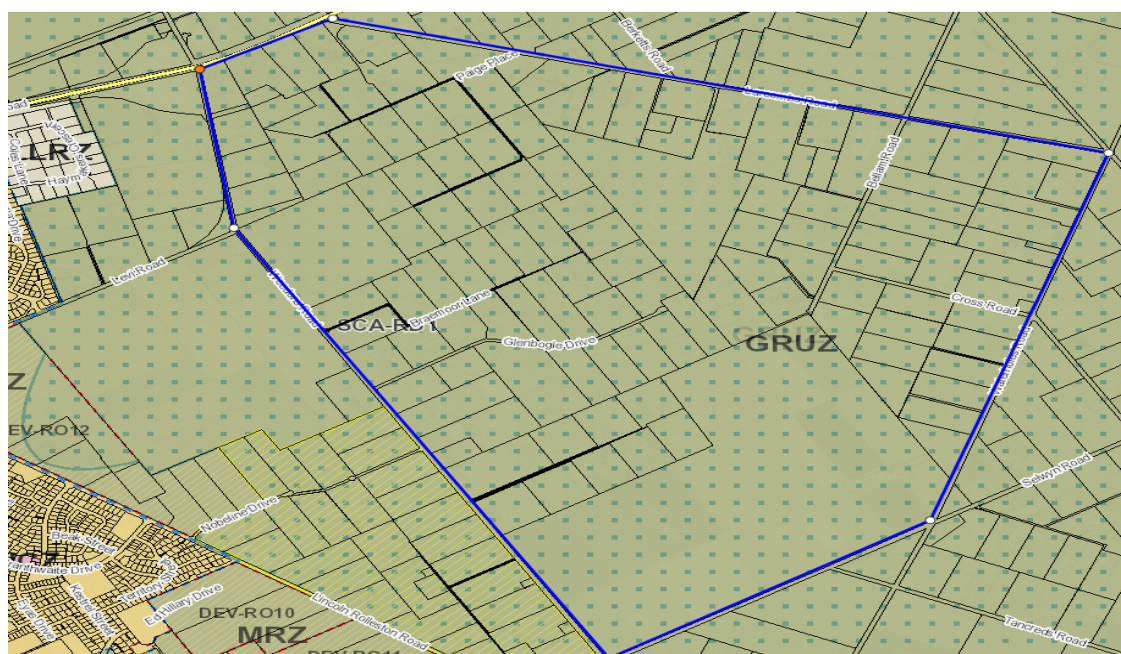
					Springston Rolleston Road, Rolleston as GRZ and NCZ, rather than GRUZ, so as to enable the equivalent outcomes as sought by private Plan Change 64.
DPR-0204	JP Singh	FS002		Support	Amend the planning maps to zone the land contained in private Plan Change 64 as GRZ and NCZ rather than GRUZ, to enable residential development
DPR-0392	CSI Property Ltd	FS024		Oppose	Reject
DPR-0411	Hughes Developments	004	Map	Oppose in Part	Amend the planning maps so as to zone all land contained in private Plan Change 70, generally bounded by Goulds Road, Dunns Crossing Road, and East Maddisons Road, Rolleston as GRZ and NCZ, rather than GRUZ, so as to enable the equivalent outcomes as sought by private Plan Change 70.
DPR-0392	CSI Property Ltd	FS026		Oppose	Reject
DPR-0411	Hughes Developments	005	DEV	Oppose in Part	Insert a new development area for that area generally bounded by Goulds Road, Selwyn Road and Springston Rolleston Road, Rolleston, as sought by private Plan Change 64.
DPR-0204	JP Singh	FS003	New	Support in Part	Insert development area plan with amended road layout.
DPR-0411	Hughes Developments	006	DEV	Oppose in Part	Insert a new development area for that area generally bounded by Goulds Road, Dunns Crossing Road and East Maddisons Road, Rolleston, as sought by private Plan Change 70.
DPR-0375	Waka Kotahi	FS299	New	Oppose	The proposed Rolleston Development Area should be assessed in its entirety to understand the potential effects before consideration is given to accept it into the District Plan.
DPR-0411	Hughes Developments	010	Map	Oppose in Part	Amend the planning maps so as to zone all the area known as Faringdon South Special Housing Area (Housing Accords and Special Housing Areas (Selwyn District) Order 2016) as GRZ.

DPR-0459	Urban Estates	001	Map	Oppose in Part	Rezone the following land in Rolleston South East to General Residential Zone: Lot 2 DP 357634; Lot 2 DP 48064; Lot 1 DP 393937; Lot 4 DP 393937; Lot 2 DP 350871; Lot 3 DP 350871; Lot 1 DP 337894; Lot 3DP 337894; Lot 5 DP 337894; Lot 2 DP 337894; Lot 4 DP 337894; Lot 6 DP 337894; Lot 44 DP 547617; Lot 1 DP 59909; Lot 45 DP 547617
DPR-0060	Roger & Viv Hubbard	FS001		Support	Rezone the land listed in the submission point to General residential zone.
DPR-0461	Dunweavin 2020 Ltd	001	Map	Oppose in Part	Rezone Lot 1 DP 26880, Lot 1 DP 74311 and Lot 3 DP 74311 from General rural zone to General Residential zone, together with any such other neighbouring land as may be appropriate including on sound resource management grounds and as is in interests of the submitter.
DPR-0339	Hayley & Michael Moynihan	FS001		Support	Allowed in part
DPR-0461	Dunweavin 2020 Ltd	002	DEV	Support	Insert a new ODP to DEV-RO, as attached as Appendix 1 to the submission.
DPR-0465	Yoursection Ltd	001	Map	Oppose	Amend the planning maps so as to rezone the following parcels GRZ from GRUZ: Lot 1 DP 50631; Lot 1 DP 357634.
DPR-0576	MON Group Ltd	FS001		Support in Part	Re-zone the land as sought by DPR-0465, but include a Neighbourhood Centre Zone (NCZ) as set out in the attached plans (Appendix One) to accord with the preferred centres based approach set out in the Rolleston Structure Plan attached
DPR-0492	Kevler Development Ltd	001	Map	Oppose	Rezone Lot 2 DP 61162 (as shown outlined in red on Figure 1 of the submission) General Residential zone, together with any such other neighbouring land as may be appropriate.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	001	Map	Oppose	Rezone Lot 3 DP 20007 and Lot 4 DP 20007, shown outlined red in Figure 2 of the submission, to General residential zone.
DPR-0032	Christchurch City Council	FS178		Oppose	Oppose submission

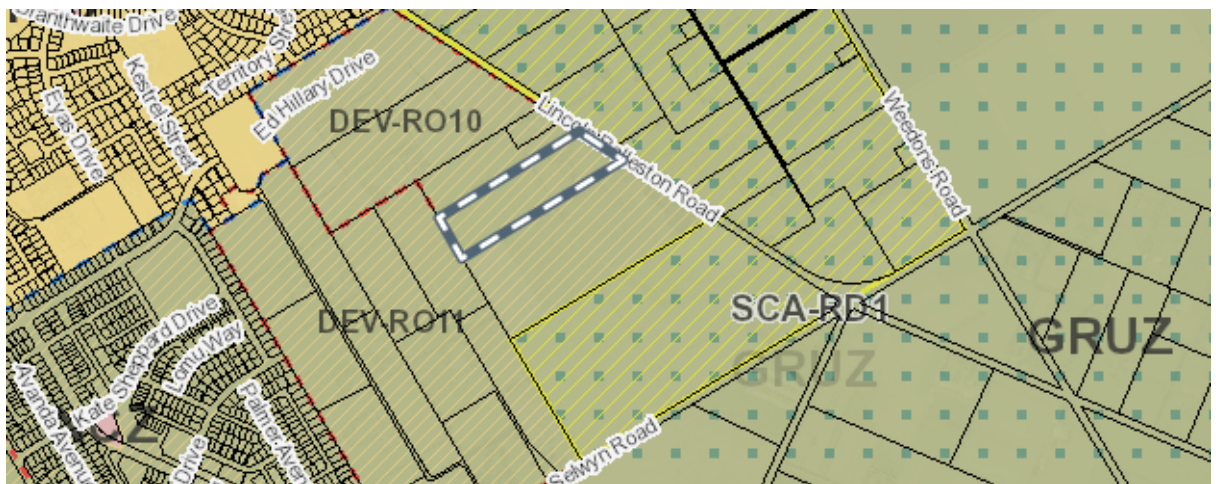
Proposed Selwyn District Plan

Rezoning: Rolleston

- Section 42A Report



- 9.4 Roger & Viv Hubbard¹³ are seeking that 127 Lincoln Rolleston Road is rezoned from GRUZ to a 'residential category' (i.e. GRZ), and that the rest of Lincoln Rolleston Road is zoned residential. No submitter evidence has been provided in support of this submission point. In principle I support the relief being sought as the site and that part of Lincoln Rolleston Road as far as Selwyn Road is within the UGO and is proposed to be zoned MRZ. However; all rezoning requests on the PDP seeking a change from GRUZ to GRZ have been superseded by Variation 1. Therefore, there is no scope to be able to grant the relief being sought through submissions on the PDP for a GRZ in this initial process. The proposed MRZ should be evaluated through the hearing of submissions and evidence on Variation 1 that is scheduled to take place at a later date. Therefore, it is recommended that this submission point be rejected.



- 9.5 Peter Tilling¹⁴ requests that 545 East Maddisons Road be rezoned from GRUZ to GRZ consistent with surrounding rezoning proposals that are part of PC64, and that an ODP be inserted. Further submitter JP Singh also seeks such amended zoning but with an amended roading layout. No submitter evidence has been provided in support of these submission points. The site is surrounded by PC64 which was withdrawn on 5 November 2021 given subdivision and residential development was otherwise granted under the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020¹⁵. This area is within the UGO and is proposed to be zoned MRZ subject to Variation 1.
- 9.6 In principle I support the relief being sought as the site is within the UGO and adjacent to HASHA development. However; all rezoning requests on the PDP seeking a change from GRUZ to GRZ have been superseded by Variation 1 that had immediate legal effect from 20 August 2022. Therefore, there is no scope to be able to grant the relief being sought through submissions on the PDP for a GRZ in this initial process. The proposed MRZ should be evaluated through the hearing of submissions and evidence on Variation 1 that is scheduled to take place at a later date. Therefore, it is recommended that this submission point be rejected.

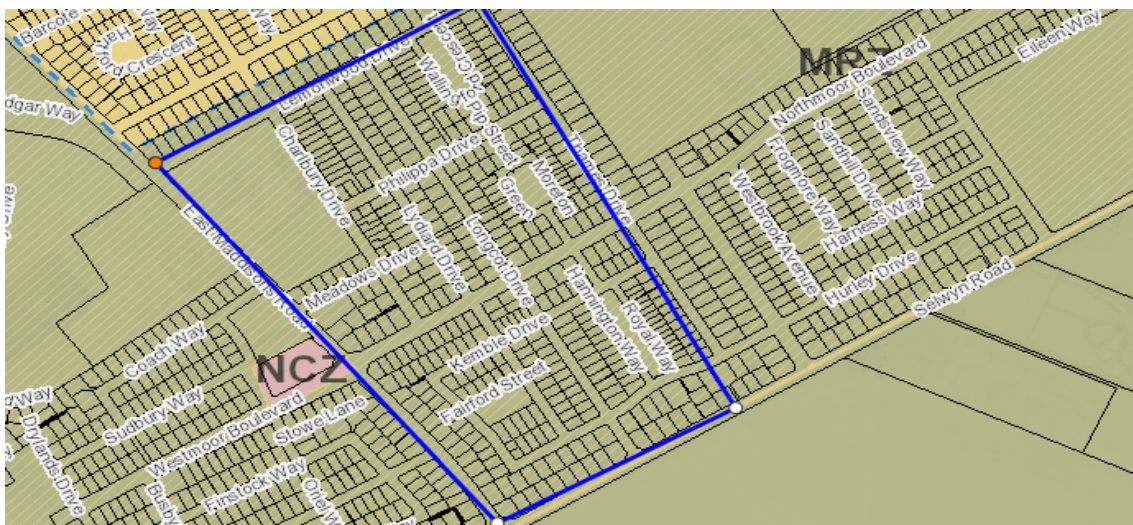
¹³ 0060.1-Roger & Viv Hubbard

¹⁴ 0158.1-Peter Tilling

¹⁵ <https://environment.govt.nz/what-government-is-doing/areas-of-work/fast-track-consenting/faringdon-development/>



- 9.7 Selwyn District Council¹⁶ request that the area of land bound by Lemonwood Drive, East Maddisons Road, Selwyn Road, and Thames Drive be rezoned from GRUZ to GRZ. This is sought given most land in the area has been developed for urban use and therefore is not inconsistent with the CRPS, and particularly Policy 6.3.1.4. No submitter evidence has been provided in support of this submission point.
- 9.8 This area has been established for urban use and is located between PC64 land. PC64 was withdrawn on 5 November 2021 as Hughes Developments Ltd gained consent to subdivide for residential development (Faringdon South West and South East) under the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020¹⁷. This area is within the UGO and is proposed to be zoned MRZ subject to Variation 1.
- 9.9 In principle I support the relief being sought as the site is within the UGO and adjacent to HASHA development. However; all rezoning requests on the PDP seeking a change from GRUZ to GRZ have been superseded by Variation 1 that had immediate legal effect from 20 August 2022. Therefore, there is no scope to be able to grant the relief being sought through submissions on the PDP for a GRZ in this initial process. The proposed MRZ should be evaluated through the hearing of submissions and evidence on Variation 1 that is scheduled to take place at a later date. Therefore, it is recommended that this submission point be rejected.



¹⁶ 0207.109-Selwyn District Council

¹⁷ <https://environment.govt.nz/what-government-is-doing/areas-of-work/fast-track-consenting/faringdon-development/>

- 9.10 Jeffery Heyl & Alison Winter¹⁸ request that 3/554 Selwyn Road be rezoned from GRUZ to GRZ. No submitter evidence has been provided in support of this submission point. The site is within the UGO and is proposed to be zoned MRZ subject to Variation 1. In principle I support the relief being sought as the site is within the UGO and adjacent to HASHA development. However; all rezoning requests on the PDP seeking a change from GRUZ to GRZ have been superseded by Variation 1 that had immediate legal effect from 20 August 2022. Therefore, there is no scope to be able to grant the relief being sought through submissions on the PDP for a GRZ in this initial process. The proposed MRZ should be evaluated through the hearing of submissions and evidence on Variation 1 that is scheduled to take place at a later date. Therefore, it is recommended that this submission point be rejected.

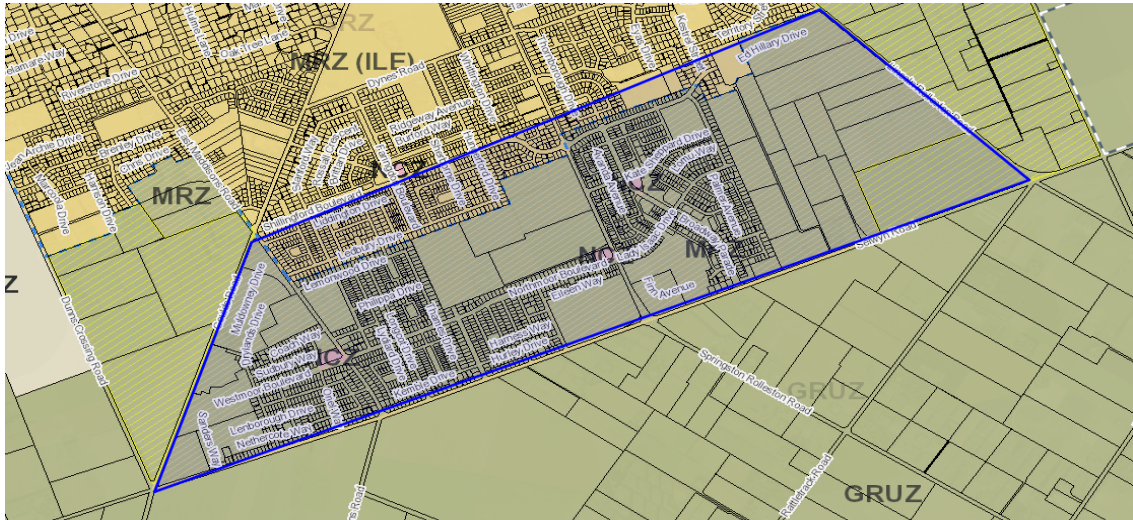


- 9.11 Richard Graham¹⁹ requests that the Goulds Road, Selwyn Road and Lincoln Rolleston Road area be rezoned from GRUZ to GRZ, and that LLRZ be considered around the eastern side of Rolleston to create a more graduated transition to the GRUZ. No submitter evidence has been provided in support of this submission point. The area sought to be rezoned GRZ is within the UGO and is proposed to be zoned MRZ subject to Variation 1. In principle I support the relief being sought as the site is within the UGO. However; all rezoning requests on the PDP seeking a change from GRUZ to GRZ have been superseded by Variation 1 that had immediate legal effect from 20 August 2022. Therefore, there is no scope to be able to grant the relief being sought through submissions on the PDP for a GRZ in this initial process. The proposed MRZ should be evaluated through the hearing of submissions and evidence on Variation 1 that is scheduled to take place at a later date.
- 9.12 No LLRZ transition to the GRUZ is proposed on the eastern side of Rolleston aside from the existing LLRZ near SH1 (Coles Lane and Haymakers Crescent), which was identified in the RRS14 as being suitable for rural-residential development and is zoned Living 3 under the Operative DP, and the land subject to PC71. Further LLRZ zoning on the eastern side of Rolleston is not supported as it is outside of the UGO and the CIAL airport noise contour currently extends over this land in part, where rural-residential development would result in reverse sensitivity effects. Furthermore, this land contains LUC 2 and 3 soils where the NPS-HPL directs that the rezoning and development of highly

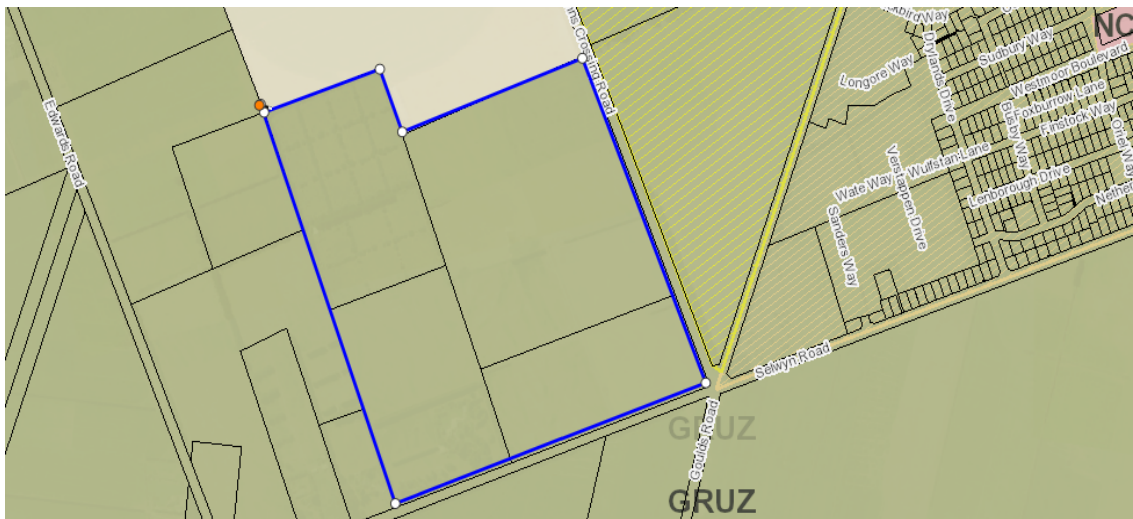
¹⁸ 0221.1-Jeffery Heyl & Alison Winter

¹⁹ 0266.4-Richard Graham

productive land as rural lifestyle is to be avoided unless the consent authority can be satisfied that the exemptions in clause 3.10 apply. No evidence has been provided to demonstrate that any of the exemptions in 3.10 apply and therefore clause 3.7 requires avoidance. Overall, it is recommended that this submission point be rejected.

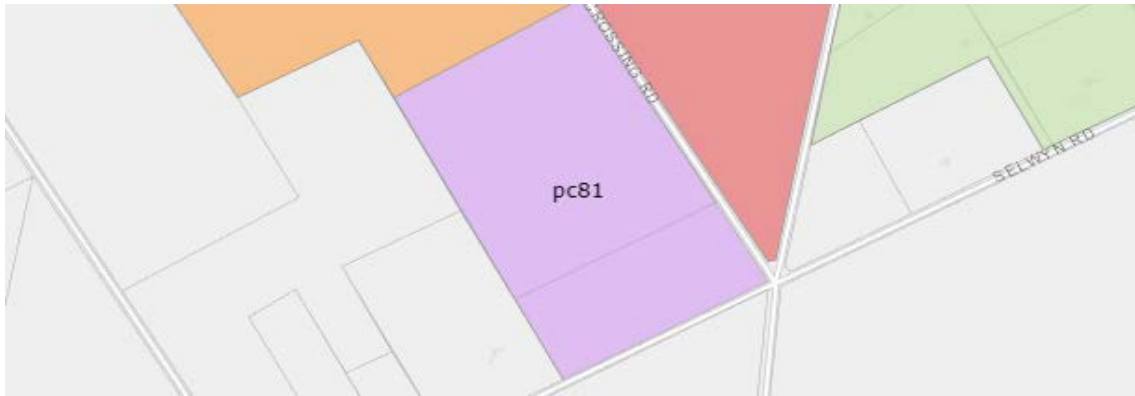


- 9.13 Alison Smith, David Boyd & John Blanchard²⁰ are seeking that GRUZ land at the intersection of Selwyn and Dunns Crossing Roads be rezoned from GRUZ to GRZ²¹. No submitter evidence has been provided in support of this submission point. Part of the site (the two lots fronting Dunns Crossing Road) is subject to PC81 which seeks to rezone approximately 28 hectares of GRUZ to GRZ. A reconvened hearing is scheduled for 5 December 2022. The soils at the site are not LUC 1, 2 or 3 soils and therefore the NPS-HPL does not apply. However; the area is outside of the UGO and is not supported by evidence. Therefore, it is recommended that this submission point be rejected.

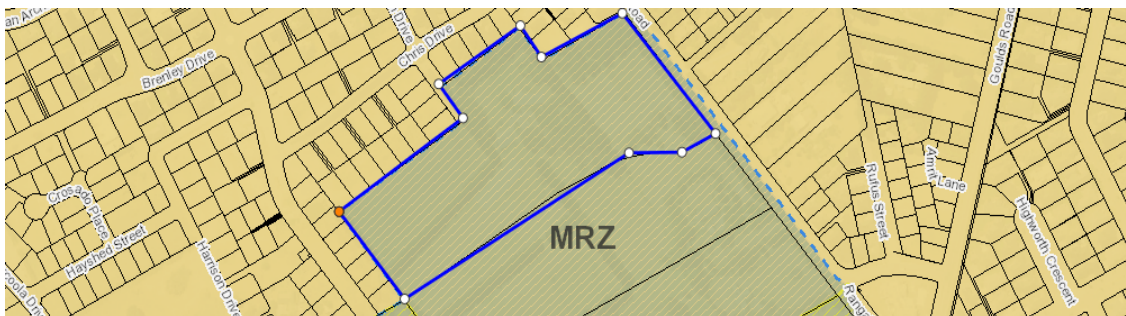


²⁰ 0302.1-Alison Smith, David Boyd & John Blanchard

²¹ The submission from CSI Property Ltd (0392.8) concerns the same land in part. Refer to paragraph 9.19.

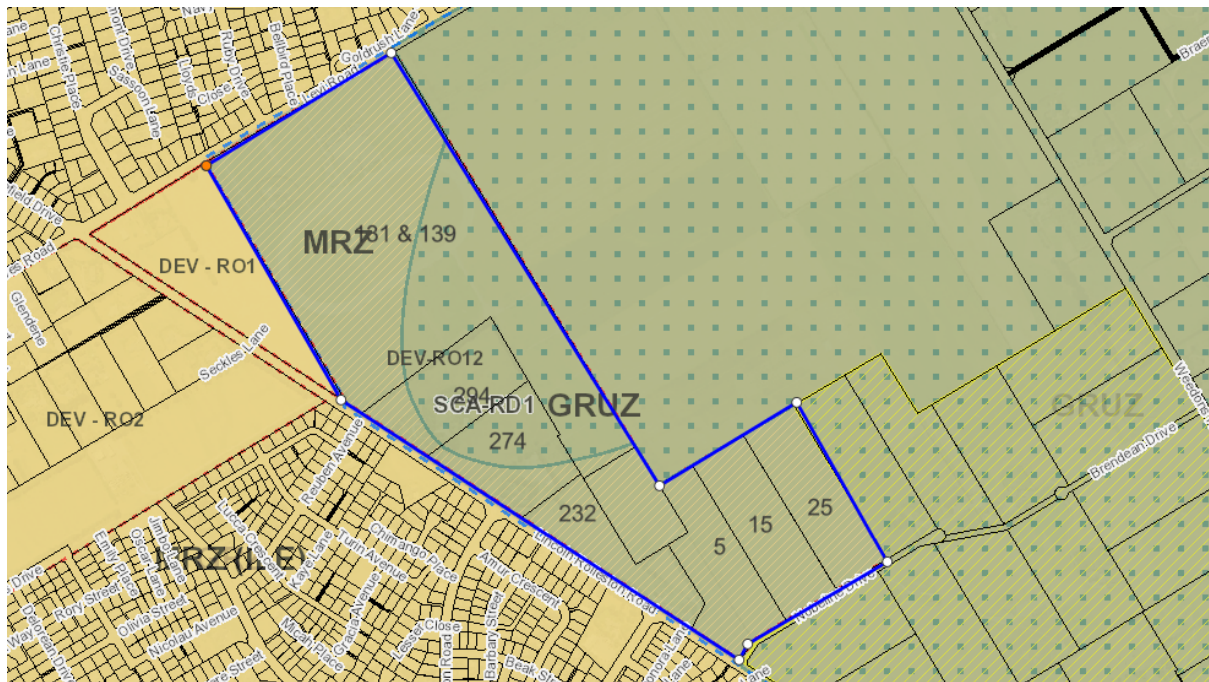


- 9.14 Hayley & Michael Moynihan²² are seeking that 627 East Maddisons Road be rezoned from GRUZ to GRZ. No submitter evidence has been provided in support of this submission point. This site is within the UGO and has been rezoned GRZ as a result of PC76 (made operative 7 September 2022). The site is proposed to be zoned MRZ subject to Variation 1. In principle I support the relief being sought as the site is within the UGO. However; all rezoning requests on the PDP seeking a change from GRUZ to GRZ have been superseded by Variation 1 that had immediate legal effect from 20 August 2022. Therefore, there is no scope to be able to grant the relief being sought through submissions on the PDP for a GRZ in this initial process. The proposed MRZ should be evaluated through the hearing of submissions and evidence on Variation 1 that is scheduled to take place at a later date. Therefore, it is recommended that this submission point be rejected.



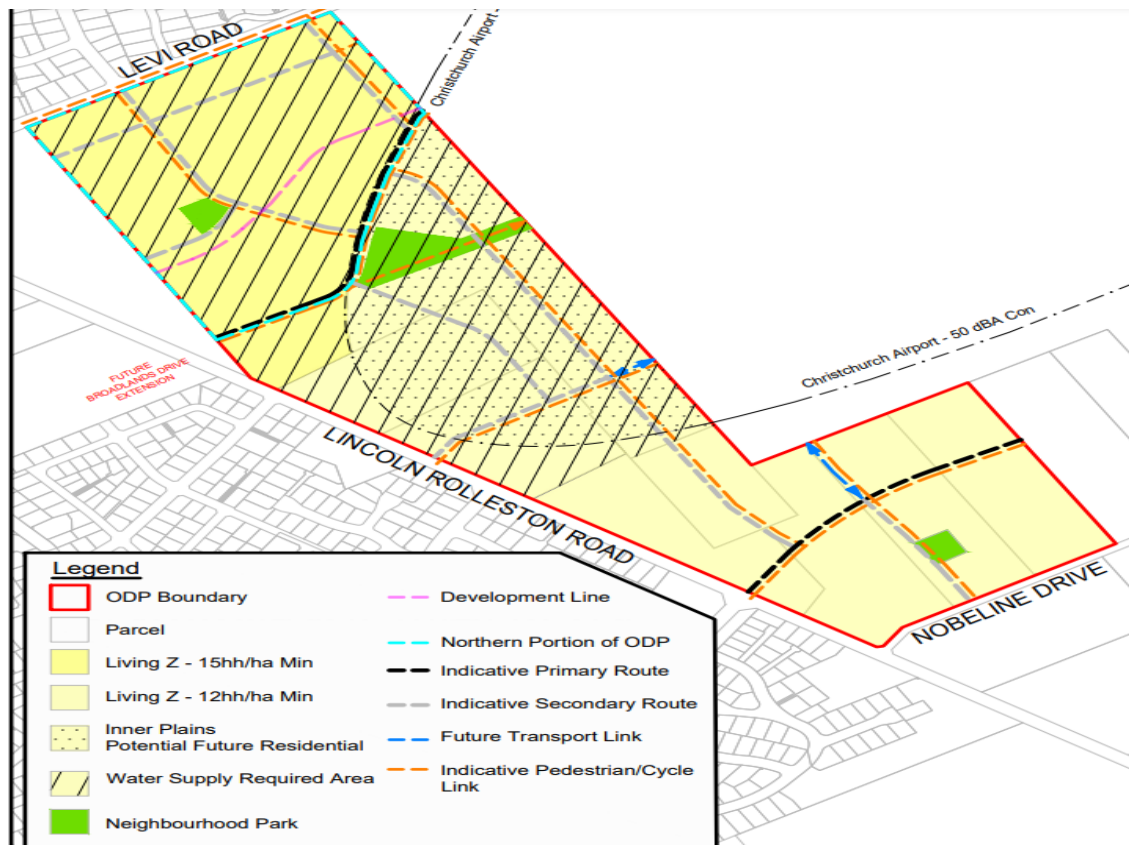
²² 0339.1-Hayley & Michael Moynihan

- 9.15 Four Stars Development Ltd & Gould Developments Ltd²³ are seeking to rezone land outside the Christchurch Airport 50 dB Noise Control Overlay from GRUZ to GRZ and a Deferred or Future GRZ for three lots within the Christchurch Airport 50 dB Noise Control Overlay, and that ODP's be inserted. CIAL have made further submissions in opposition to rezoning both outside the Noise Control Overlay and the proposed deferred/future GRZ within the Noise Control Overlay.
- 9.16 232 Lincoln-Rolleston Road (Lot 3 DP 67190) and 5, 15 and 25 Nobeline Drive (Lots 7, 8 and 9 DP 483709) are outside the Airport 50 dB Noise Control Overlay and 274 and 294 Lincoln-Rolleston Road (Lot 1 and 2 DP 67190) and 131 and 139 Levi Road (Lot 2 DP 322710 and Lot 2 DP 416195) are within the Airport Noise Control Overlay (in part only).



- 9.17 The land is subject to PC71 which sought to rezone approximately 53 hectares of rural land to residential to enable approximately 660 residential sites. On 29 July 2022 the Commissioner recommended that PC71 be approved and on 10 August 2022 the Council approved PC71. The approved ODP is copied below.

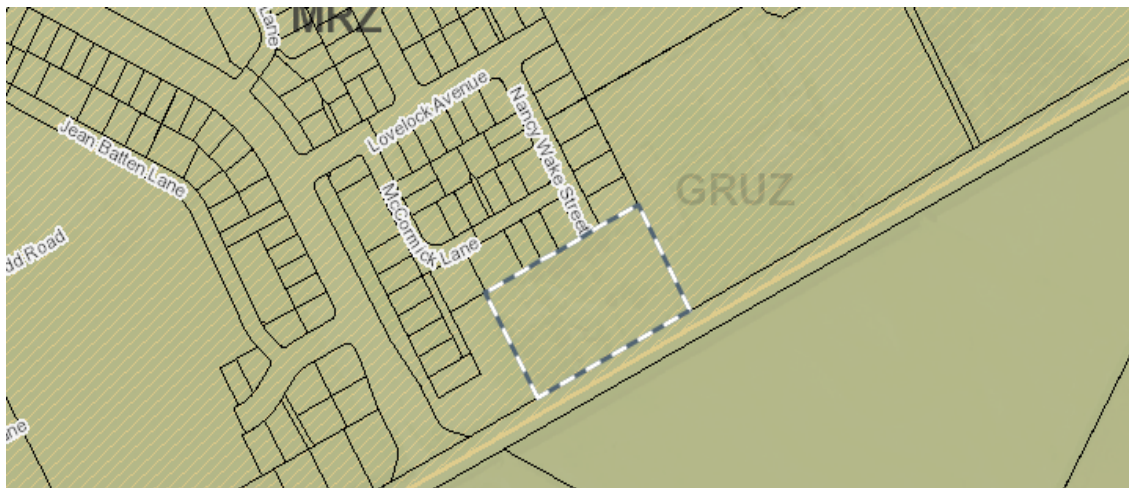
²³ 0344.1, 0344.2, 0344.4, 0344.5- Four Stars Development Ltd & Gould Developments Ltd



- 9.18 PC71 rezones the area from rural to Living Z and identifies potential future residential development within the Airport Noise Contour in recognition of the Airport Noise Control contours being under review and potentially being removed from this area. The Commissioner's recommendation notes that the Airport Contour review is subject to a separate process and there is no finality of outcome.
- 9.19 The areas outside of the Airport Noise Control Overlay are proposed to be zoned MRZ subject to Variation 1. The areas within the Airport Noise Overlay are proposed to remain 'Inner Plains Potential Future Residential' in accordance with PC71 until such time as the revised Airport Contours are decided. On 14 October 2022 the applicants lodged a notice of appeal against part of the PC71 decision relating to the decision to decline the rezoning of the land falling within the Christchurch Airport 50 dB Noise Control Overlay.
- 9.20 Submitter evidence has been provided seeking amendment to the approved ODP and other amendments. However, given PC71 is subject to Variation 1 the evidence has not been peer reviewed as part of this process and instead will be considered as part of Variation 1 and subject to the PC71 appeal.
- 9.21 It is also of note that since PC71 was approved the NPS-HPL has been notified. The submitters evidence notes that the PC71 area comprises 51.85 ha of LUC 2 soils and 2.04 hectares of LUC 3 soils. 17 hectares of the 51.85 ha is proposed MRZ, with 31.85 ha of productive soil potentially lost. The NPS-HPL will also need to be considered as part of the Variation 1 process. Overall, the proposed MRZ should be evaluated through the hearing of submissions and evidence on Variation 1 that are

scheduled to take place at a later date and the PC71 process. Therefore, it is recommended that these submission points be rejected.

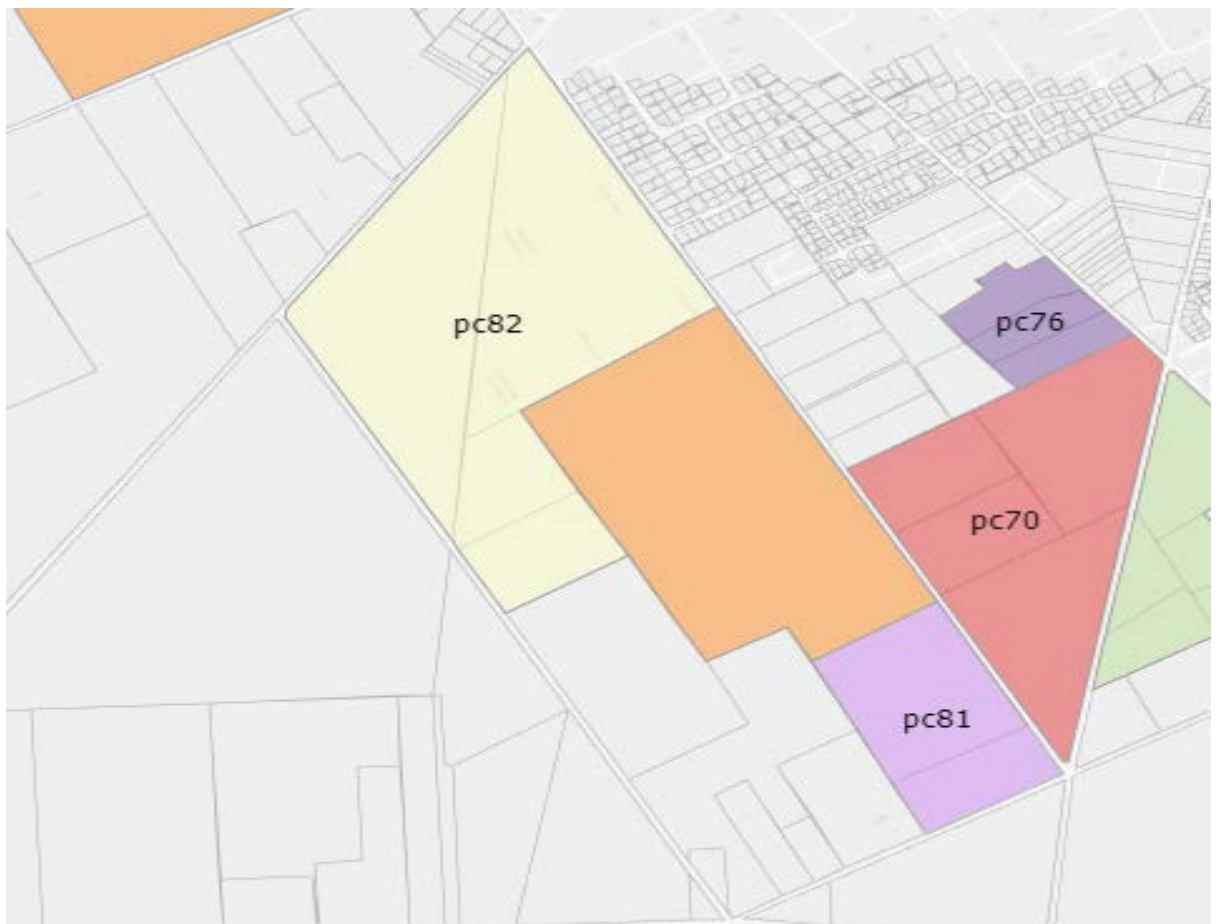
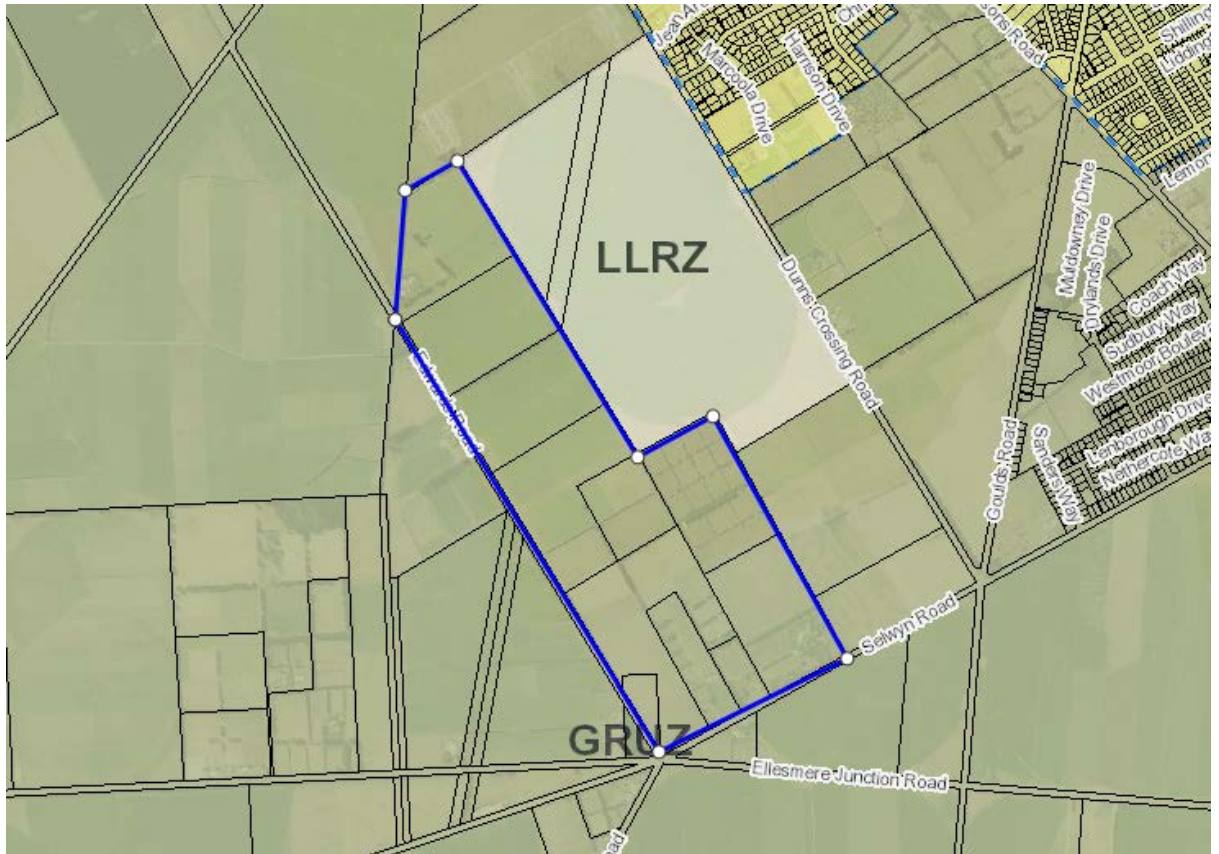
- 9.22 Ellis Darusette²⁴ are seeking that 606 Selwyn Road be rezoned from GRUZ to GRZ and that a new ODP be inserted. Submitter evidence has been provided; however, the submitter has stated that they will submit on Variation 1 given the site is proposed to be zoned MRZ and therefore the evidence has not been peer reviewed. In principle I support the relief being sought as the site is within the UGO. However; all rezoning requests on the PDP seeking a change from GRUZ to GRZ have been superseded by Variation 1 that had immediate legal effect from 20 August 2022. Therefore, there is no scope to be able to grant the relief being sought through submissions on the PDP for a GRZ in this initial process. The proposed MRZ should be evaluated through the hearing of submissions and evidence on Variation 1 that is scheduled to take place at a later date. Therefore, it is recommended that this submission point be rejected.



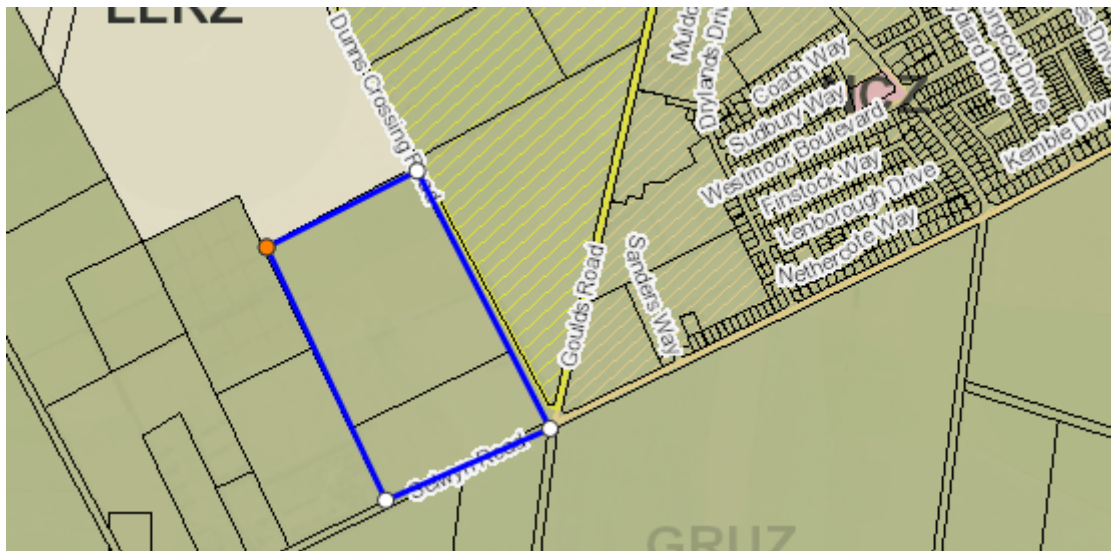
- 9.23 CSI Property Ltd are seeking to rezone several lots fronting Selwyn and Edwards Roads from GRUZ to GRZ²⁵. No submitter evidence has been provided in support of this submission point and the site is subject to PC82 in part (two northern lots only). PC82 seeks to rezone approximately 110 hectares of GRUZ to Living MD and Business 1. A reconvened hearing is scheduled for 5 December 2022. A decision on the proposed zoning of the area in part will be made subject to the PC82 process and any subsequent variation to PC82. The soils are not LUC 1, 2 or 3 soils and therefore the NPS-HPL does not apply. The lots are outside of the UGO. Overall, it is recommended that this submission point be rejected.

²⁴ 0355.1, 0355.2-Ellis Darusette

²⁵ 0392.2 CSI Property Ltd



- 9.24 CSI Property Ltd²⁶ are seeking to rezone RS 25807 and RS23614 from GRUZ to GRZ²⁷. The summary of submissions states that the site is at 161 Leeston Road, but that address does not match the legal description or the original submission which refers to the property on the corner of Selwyn and Dunns Crossing Roads. Therefore, the submission has been incorrectly summarised.
- 9.25 No submitter evidence has been provided in support of this submission point and the site is subject to PC81. PC81 seeks to rezone approximately 28 hectares of GRUZ to GRZ. A reconvened hearing is scheduled for 5 December 2022. A decision on the proposed zoning of the area will be made subject to the PC81 process and any subsequent variation to PC81. The soils are not LUC 1, 2 or 3 soils and therefore the NPS-HPL does not apply. The lots are outside of the UGO. Therefore, it is recommended that this submission point be rejected.

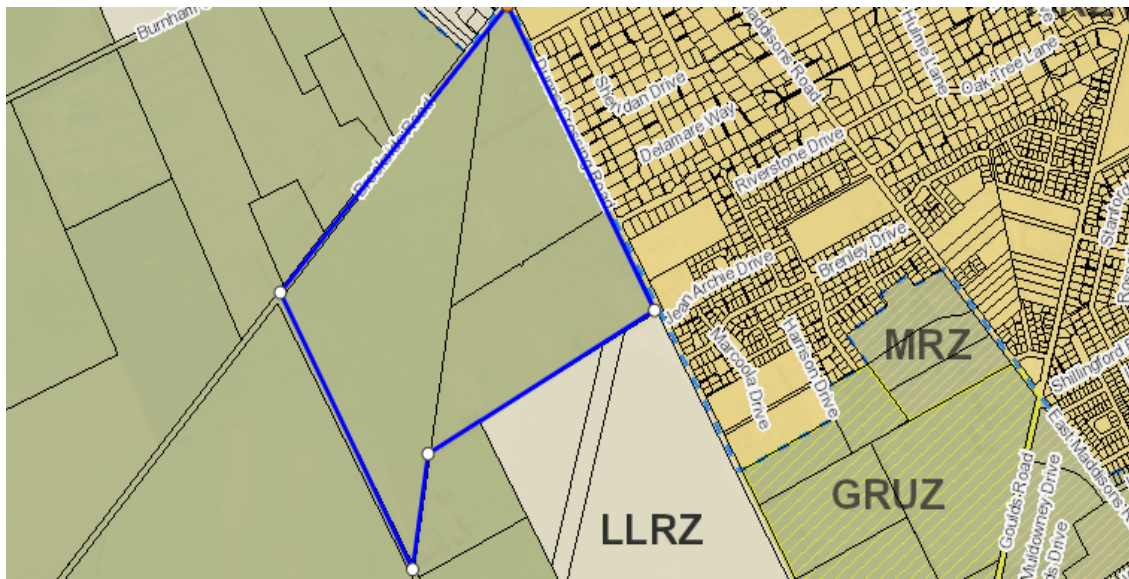


- 9.26 CSI Property Ltd²⁸ are also seeking to rezone approximately 90 hectares of land bordering Edwards, Brookside and Dunns Crossing Roads from GRUZ to GRZ. A further submission by the submitter corrects the mistake in the original submission that refers to rezoning to GIZ rather than GRZ. The other further submissions in opposition are on the premise of GIZ being sought and are alleviated now that the submitter has confirmed that GRZ is being sought.
- 9.27 No submitter evidence has been provided in support of this submission point, and the site is subject to PC82. PC82 seeks to rezone approximately 110 hectares of GRUZ to Living MD and Business 1. A reconvened hearing is scheduled for 5 December 2022. A decision on the proposed zoning of the area in part will be made subject to the PC82 process and any subsequent variation to PC82. The soils are not LUC 1, 2 or 3 soils and therefore the NPS-HPL does not apply. The lots are outside of the UGO. Overall, it is recommended that this submission point be rejected.

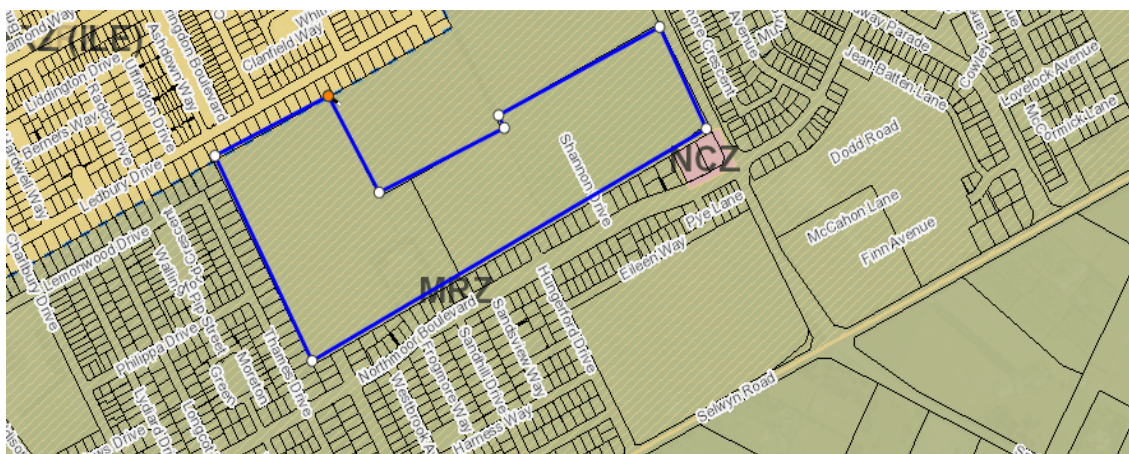
²⁶0392.3 CSI Property Ltd

²⁷ Note that the submission from Alison Smith, David Boyd & John Blanchard (DPR-0302) concerns the same land in part. Refer to paragraph 9.9.

²⁸0392.8 CSI Property Ltd



- 9.28 AJ Cartwright & PA Day²⁹ are seeking to rezone 435 Springston Rolleston Rd from GRUZ to GRZ. No submitter evidence has been provided in support of this submission point. The site is within the UGO and is proposed MRZ subject to Variation 1. In principle I support the relief being sought as the site is within the UGO. However; all rezoning requests on the PDP seeking a change from GRUZ to GRZ have been superseded by Variation 1 that had immediate legal effect from 20 August 2022. Therefore, there is no scope to be able to grant the relief being sought through submissions on the PDP for a GRZ in this initial process. The proposed MRZ should be evaluated through the hearing of submissions and evidence on Variation 1 that is scheduled to take place at a later date. Therefore, it is recommended that this submission point be rejected.



- 9.29 Hughes Developments Ltd³⁰ seek that the land subject to PC64 is rezoned from GRUZ to GRZ, and to insert a new ODP. No submitter evidence has been provided in support of this submission point. PC64 was withdrawn on 5 November 2021 as Hughes Developments Ltd gained consent to subdivide for residential development (Faringdon South West and South East) under the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020³¹. The PC64 land is within the UGO and is

²⁹ 0404.1-AJ Cartwright & PA Day

³⁰ 0411.3 and 0411.5 Hughes Developments Ltd

³¹ <https://environment.govt.nz/what-government-is-doing/areas-of-work/fast-track-consenting/faringdon-development/>

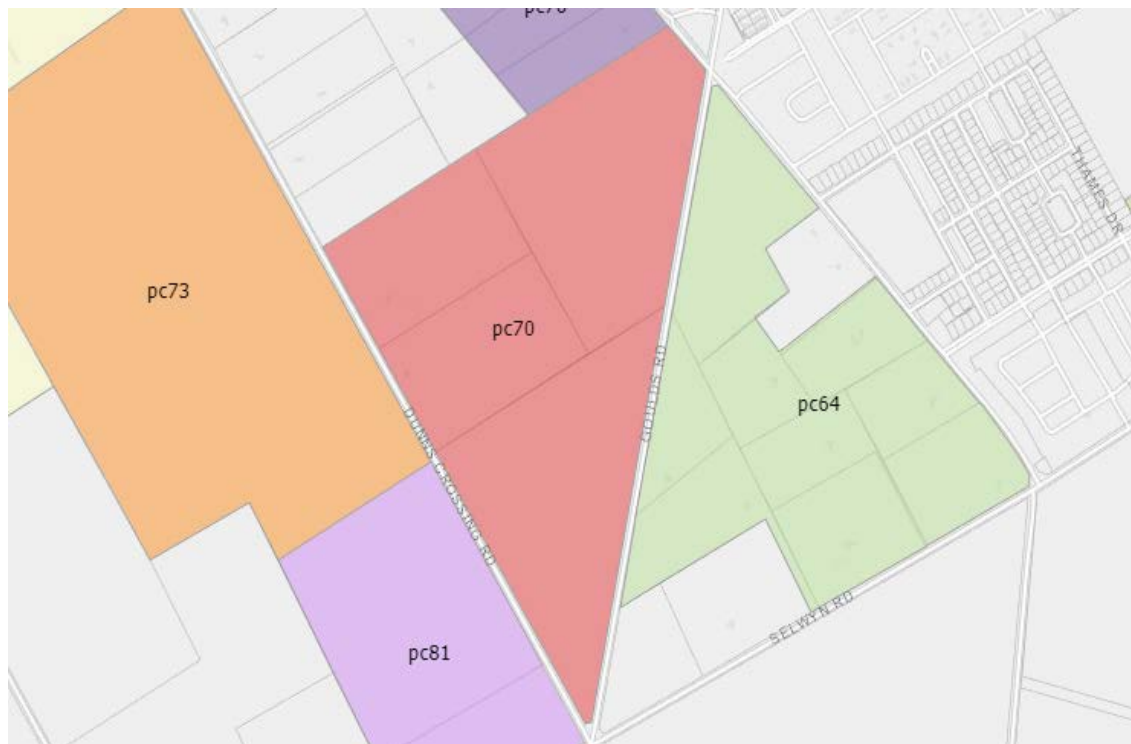
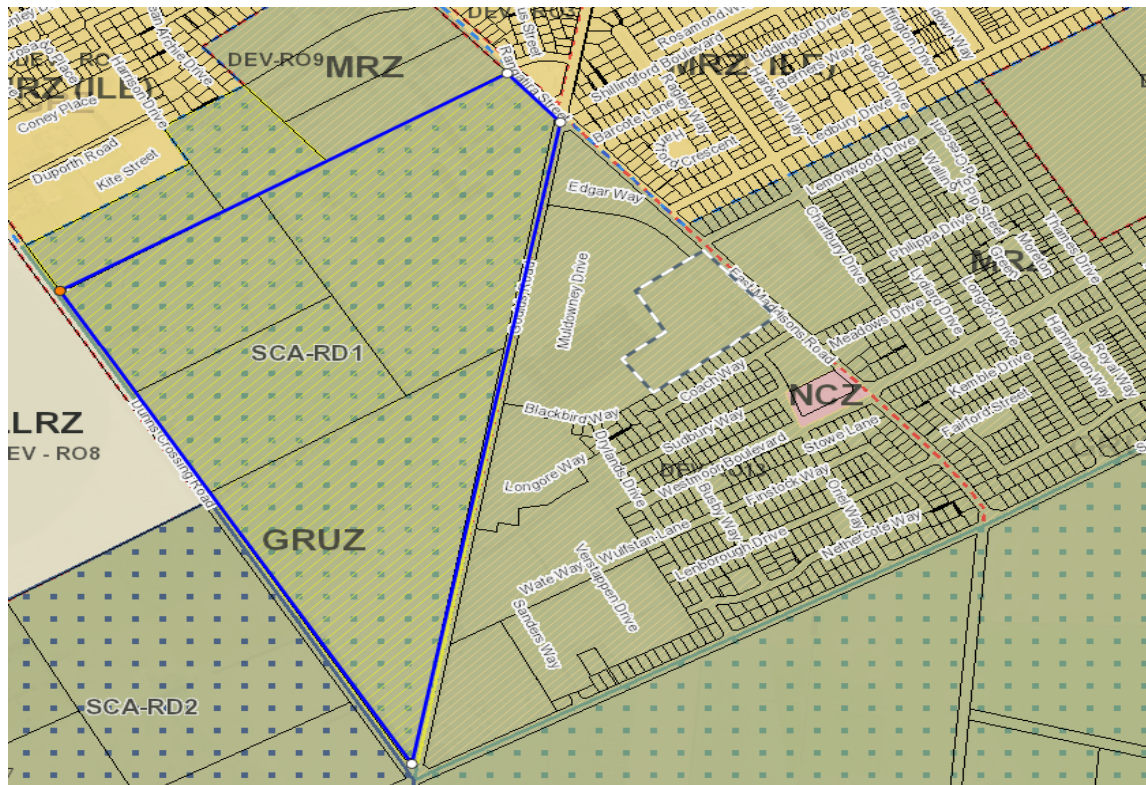
proposed to be zoned MRZ subject to Variation 1. In principle I support the relief being sought as the site is within the UGO. However; all rezoning requests on the PDP seeking a change from GRUZ to GRZ have been superseded by Variation 1 that had immediate legal effect from 20 August 2022. Therefore, there is no scope to be able to grant the relief being sought through submissions on the PDP for a GRZ in this initial process. The proposed MRZ should be evaluated through the hearing of submissions and evidence on Variation 1 that is scheduled to take place at a later date. Therefore, it is recommended that this submission point be rejected.



- 9.30 Hughes Developments Ltd³² are seeking to rezone land contained in PC70, generally bound by Goulds Road, Dunns Crossing Road, and East Maddisons Road, from GRUZ to GRZ and NCZ, and to insert a new ODP. No submitter evidence has been provided in support of this submission point. PC70 seeks to rezone 63 hectares of GRUZ land to GRZ with a small TCZ. A request for further information was issued to the applicant on 24 December 2020. The project (Faringdon Oval) has since been referred to an expert consenting panel for fast-track consenting under the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020.³³ This site is within the UGO and is proposed to be zoned MRZ subject to Variation 1. In principle I support the relief being sought as the site is within the UGO and adjacent to HASHA development. However; all rezoning requests on the PDP seeking a change from GRUZ to GRZ have been superseded by Variation 1 that had immediate legal effect from 20 August 2022. Therefore, there is no scope to be able to grant the relief being sought through submissions on the PDP for a GRZ in this initial process. The proposed MRZ should be evaluated through the hearing of submissions and evidence on Variation 1 that is scheduled to take place at a later date. Therefore, it is recommended that this submission point be rejected.

³² 0411.4, 0411.6-Hughes Developments Ltd

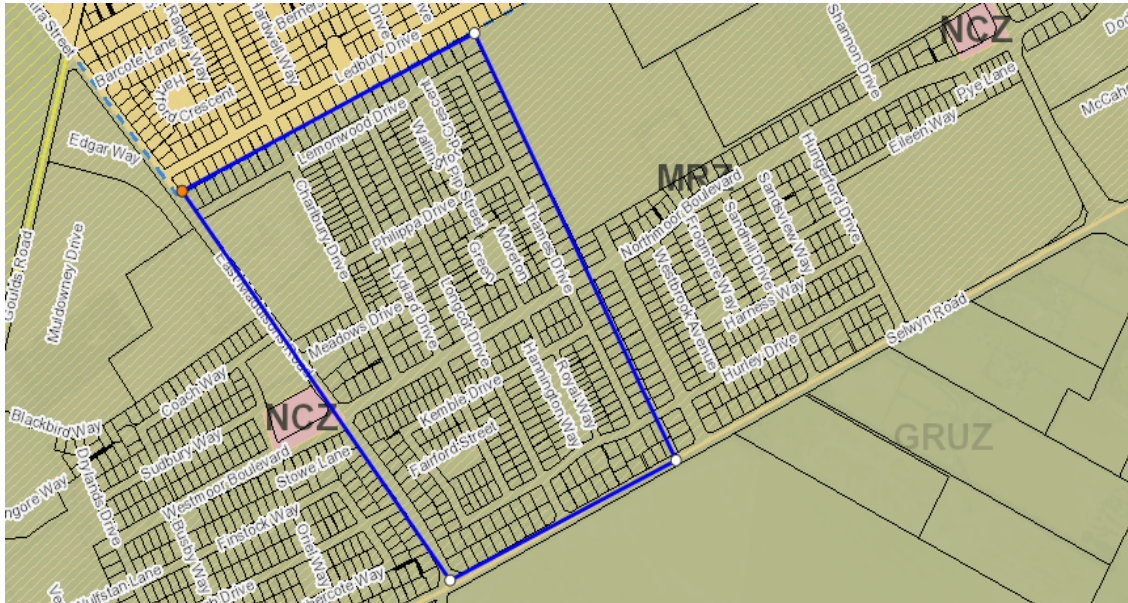
³³ <https://environment.govt.nz/what-government-is-doing/areas-of-work/fast-track-consenting/faringdon-oval/>



- 9.31 Hughes Developments Ltd³⁴ also seek that the Faringdon South Special Housing Area be rezoned from GRUZ to GRZ. No submitter evidence has been provided in support of this submission point. This area is within the UGO and is proposed to be zoned MRZ subject to Variation 1. In principle I support the relief being sought given the site is within the UGO. However; all rezoning requests on the PDP seeking a change from GRUZ to GRZ have been superseded by Variation 1 that had

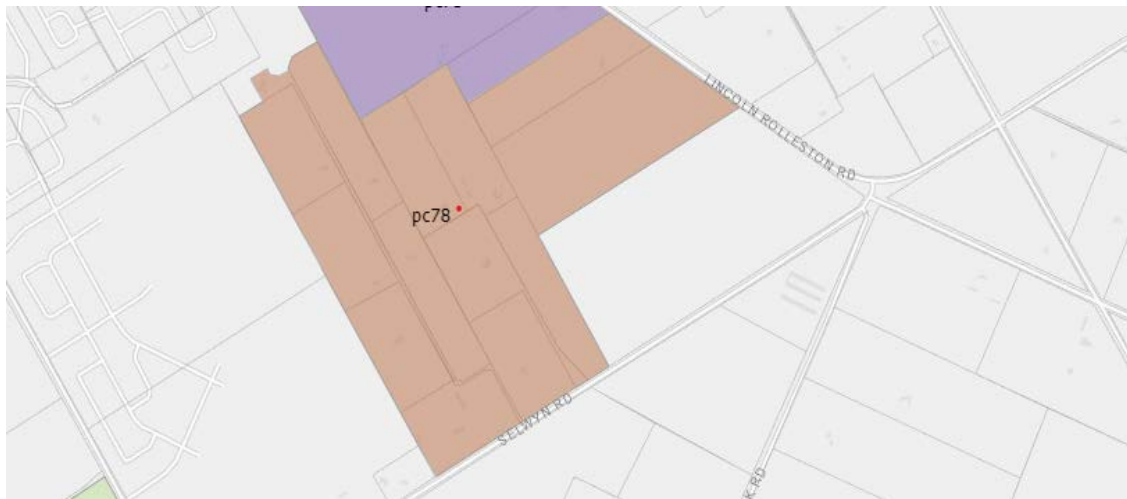
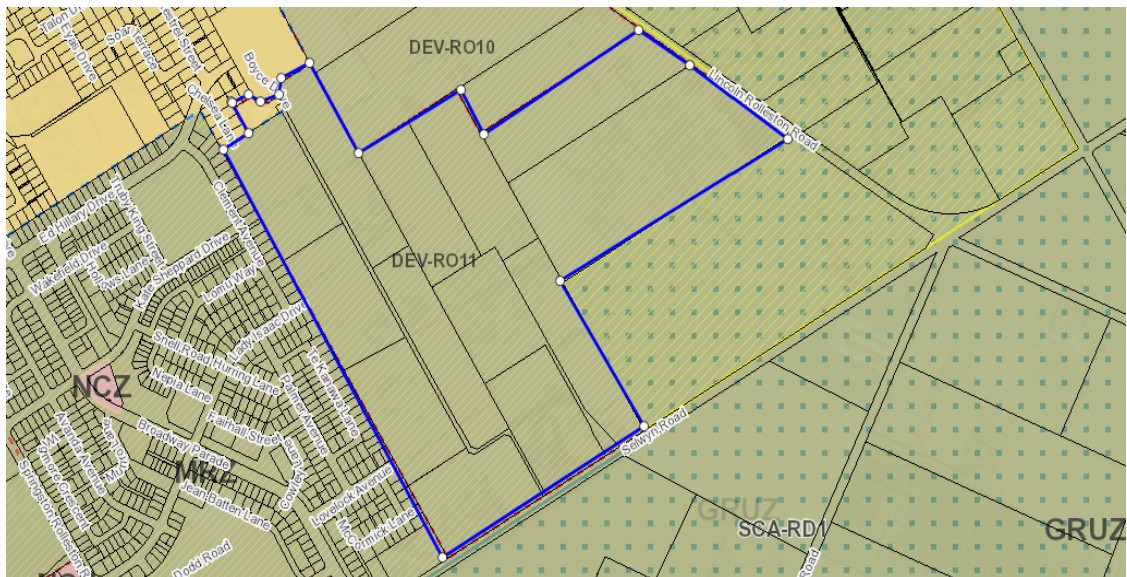
³⁴ 0411.10-Hughes Developments Ltd

immediate legal effect from 20 August 2022. Therefore, there is no scope to be able to grant the relief being sought through submissions on the PDP for a GRZ in this initial process. The proposed MRZ should be evaluated through the hearing of submissions and evidence on Variation 1 that is scheduled to take place at a later date. Therefore, it is recommended that this submission point be rejected.



- 9.32 Urban Estates³⁵ are seeking that approximately 63 hectares of land in Rolleston Southeast be rezoned from GRUZ to GRZ. No submitter evidence has been provided in support of this submission point. The land is within the UGO and subject to PC78 which seeks to rezone 63 hectares of GRUZ land to GRZ. PC78 was approved and made operative on 7 September 2022. The PC78 area is proposed to be zoned MRZ subject to Variation 1. In principle I support the relief being sought as the site is within the UGO. However; all rezoning requests on the PDP seeking a change from GRUZ to GRZ have been superseded by Variation 1 that had immediate legal effect from 20 August 2022. Therefore, there is no scope to be able to grant the relief being sought through submissions on the PDP for a GRZ in this initial process. The proposed MRZ should be evaluated through the hearing of submissions and evidence on Variation 1 that is scheduled to take place at a later date. Therefore, it is recommended that this submission point be rejected.

³⁵ 0459.1-Urban Estates



- 9.33 Dunweavin 2020 Ltd³⁶ are seeking to rezone three lots at 605, 617 and 627 East Maddisons Road approximately 13 hectares in area from GRUZ to GRZ, and to insert a new ODP. No submitter evidence has been provided in support of this submission point. The lots are within the UGO, are subject to PC76 and are proposed to be zoned MRZ subject to Variation 1. PC76 to rezone to Living Z was made operative on 7 September 2022. In principle I support the relief being sought as the site is within the UGO. However; all rezoning requests on the PDP seeking a change from GRUZ to GRZ have been superseded by Variation 1 that had immediate legal effect from 20 August 2022. Therefore, there is no scope to be able to grant the relief being sought through submissions on the PDP for a GRZ in this initial process. The proposed MRZ should be evaluated through the hearing of submissions and evidence on Variation 1 that is scheduled to take place at a later date. Therefore, it is recommended that this submission point be rejected.

³⁶ 0461.1 and 0461.2-Dunweavin 2020 Ltd



- 9.34 Yoursection Ltd³⁷ are seeking to rezone 151 and 153 Lincoln Rolleston Road comprising of approximately 24 hectares from GRUZ to GRZ. The sites are within the UGO and have been rezoned subject to PC75, which became fully operative on 7 September 2022. The lots are proposed to be zoned MRZ subject to Variation 1. Submitter evidence has been provided in support of this submission point; however this has not been peer reviewed as all rezoning requests on the PDP seeking a change from GRUZ to GRZ have been superseded by Variation 1 that had immediate legal effect from 20 August 2022. Therefore, there is no scope to be able to grant the relief being sought through submissions on the PDP for a GRZ in this initial process. The proposed MRZ should be evaluated through the hearing of submissions and evidence on Variation 1 that is scheduled to take place at a later date. Therefore, it is recommended that this submission point be rejected.
- 9.35 MON Group Limited as a further submitter has provided planning evidence by Mr Nick Boyes seeking to also include a NCZ area fronting Lincoln Rolleston Road as per their submission on PC75 and the approved ODP³⁸. This evidence was lodged prior to PC75 becoming operative and the operative provisions include an amended ODP which includes NCZ zoning. The operative PC75 zoning, which includes both residential and NCZ, will need to be evaluated through the hearing of submissions and evidence on Variation 1. Therefore, it is recommended that this submission point be rejected.

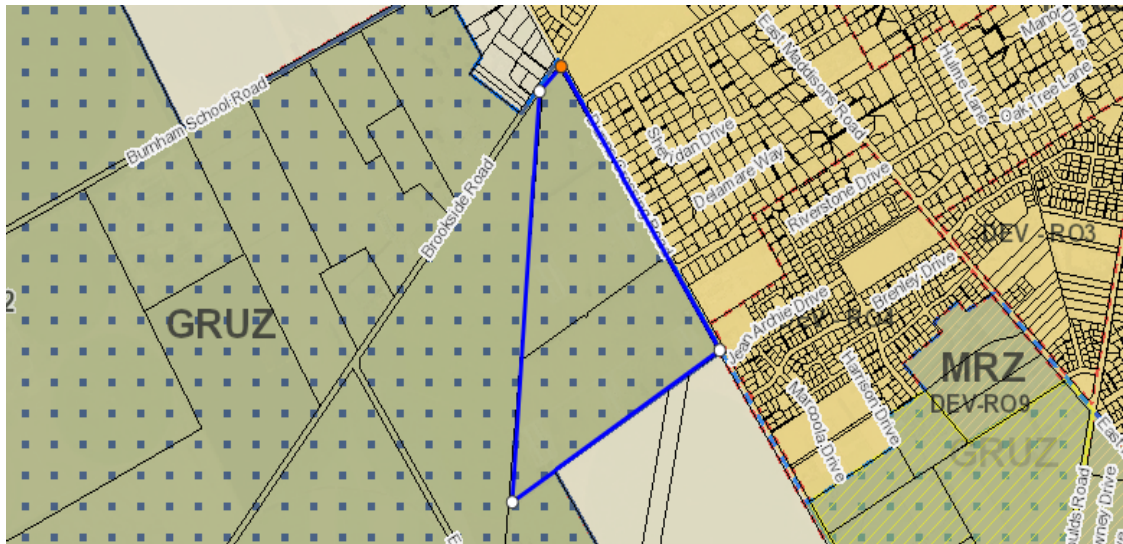
³⁷ 0465-Yoursection Ltd

³⁸ [https://extranet.selwyn.govt.nz/sites/consultation/DPR/Shared%20Documents/Rezoning%20Requests/Further%20Submitter%20evidence/DPR-0576%20MON%20Group%20Ltd%20-%20Nicholas%20Boyes%20\(Planning\).pdf](https://extranet.selwyn.govt.nz/sites/consultation/DPR/Shared%20Documents/Rezoning%20Requests/Further%20Submitter%20evidence/DPR-0576%20MON%20Group%20Ltd%20-%20Nicholas%20Boyes%20(Planning).pdf)



⁴⁰ 0493.1- Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan

approximately 110 hectares of GRUZ to Living MD and Business 1. A reconvened hearing is scheduled for 5 December 2022. A decision on the proposed zoning of the area in part will be made subject to the PC82 process and any subsequent variation to PC82. The soils are not LUC 1, 2 or 3 soils and therefore the NPS-HPL does not apply. The lots are outside of the UGO. Overall, it is recommended that this submission point be rejected.



Recommendation

- 9.38 I recommend, for the reasons given above, that the Hearings Panel retain the zoning as notified and reject all of the above-mentioned submissions.
- 9.39 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

10. Amend from LLRZ to GRZ & NCZ

Submissions

- 10.1 Four submissions points and fourteen further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0358	Rolleston West Residential Limited (RWRL)	001	Map	Oppose	Amend the planning maps so as to zone the land known as the 'Holmes Block' (Section 2 Survey Office Plan 480906 RT 686982) situated on the southwest corner of Dunns Crossing Road and Main South Road, Rolleston as GRZ and NCZ, rather than LLRZ, so as to enable the equivalent outcomes as sought by private Plan Change 73.
DPR-0032	Christchurch City Council	FS132		Oppose	Oppose submission
DPR-0136	Lynn & Malcom Stewart, Lynn & Carol Townsend & Rick Fraser	FS141		Support in part	Accept submission in part

DPR-0302	Alison Smith, David Boyd & John Blanchard	FS014		Support	Accept submission in part
DPR-0378	Ministry of Education	FS006		Neither Support Nor Oppose	That the Proposed Plan is consistent with the final decision on Private Plan Change 73
DPR-0488	Dally Family Trust and Julia McIlraith	FS140		Support in part	Accept in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS015		Support	Accept submission points
DPR-0506	M & X Bentley	FS003		Oppose	Disallow in full
DPR-0358	Rolleston West Residential Limited (RWRL)	002	Map	Oppose	Amend the planning maps so as to zone the land known as the 'Skellerup Block' (Part Rural Section 31354, Part Rural Section 31356 and Part Section 4 Reserve 1342) situated on the west side of Dunns Crossing Road, approximately midway between Selwyn Road and Brookside Road, Rolleston as GRZ and NCZ, rather than LLRZ, so as to enable the equivalent outcomes as sought by private Plan Change 73.
DPR-0032	Christchurch City Council	FS133		Oppose	Oppose submission
DPR-0136	Lynn & Malcom Stewart, Lynn & Carol Townsend & Rick Fraser	FS142		Support in part	Accept submission in part
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS015		Support	Accept submissions in part.
DPR-0378	Ministry of Education	FS007		Neither Support Nor Oppose	That the Proposed Plan is consistent with the final decision on Private Plan Change 73
DPR-0488	Dally Family Trust and Julia McIlraith	FS141		Support in part	Accept in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS016		Support	Accept submission points
DPR-0506	M & X Bentley	FS004		Oppose	Disallow in full
DPR-0358	Rolleston West Residential Limited (RWRL)	386	DEV (Development Area)	Support in part	Amend the Development Area Plan and corresponding wording by substituting the notified provisions with the equivalent ODP and associated wording contained in private Plan Change 73.
DPR-0375	Waka Kotahi NZ Transport Agency	FS298	DEV-RO7	Oppose	The proposed Rolleston Development Area 7 should be assessed in its entirety to understand the potential effects before consideration is given to accept it into the District Plan.
DPR-0378	Ministry of Education	FS008	DEV-RO7	Neither Support	That the Proposed Plan is consistent with the final decision on Private Plan Change 73

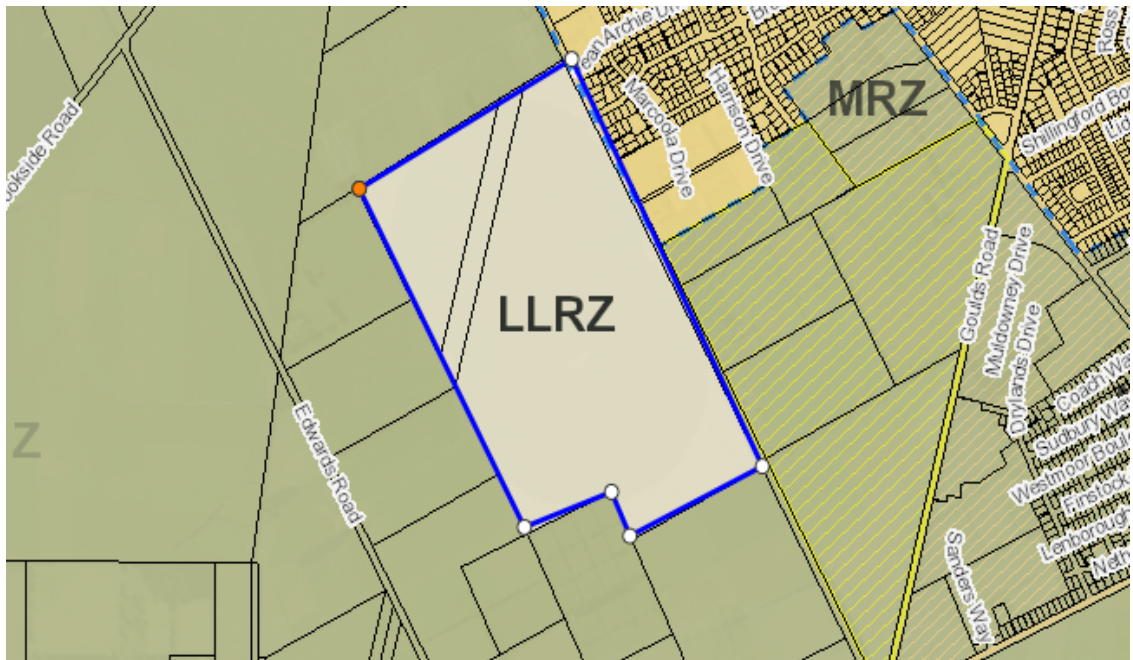
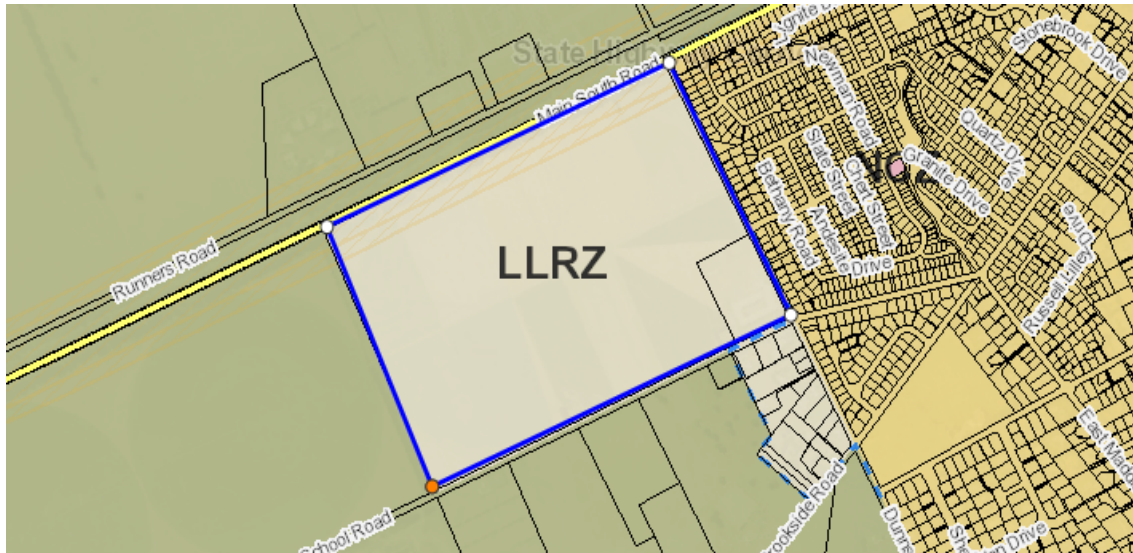
				<i>Nor Oppose</i>	
DPR-0358	Rolleston West Residential Limited (RWRL)	387	DIA (Diagram)	Support in part	Amend the Development Area Plan and corresponding wording by substituting the notified provisions with the equivalent ODP and associated wording contained in private Plan Change 73.
DPR-0375	Waka Kotahi NZ Transport Agency	FS302	DEV-RO8	Oppose	<i>The proposed Rolleston Development Area 8 should be assessed in its entirety to understand the potential effects before consideration is given to accept it into the District Plan.</i>
DPR-0378	Ministry of Education	FS009	DEV-RO8	Neither Support Nor Oppose	<i>That the Proposed Plan is consistent with the final decision on Private Plan Change 73</i>

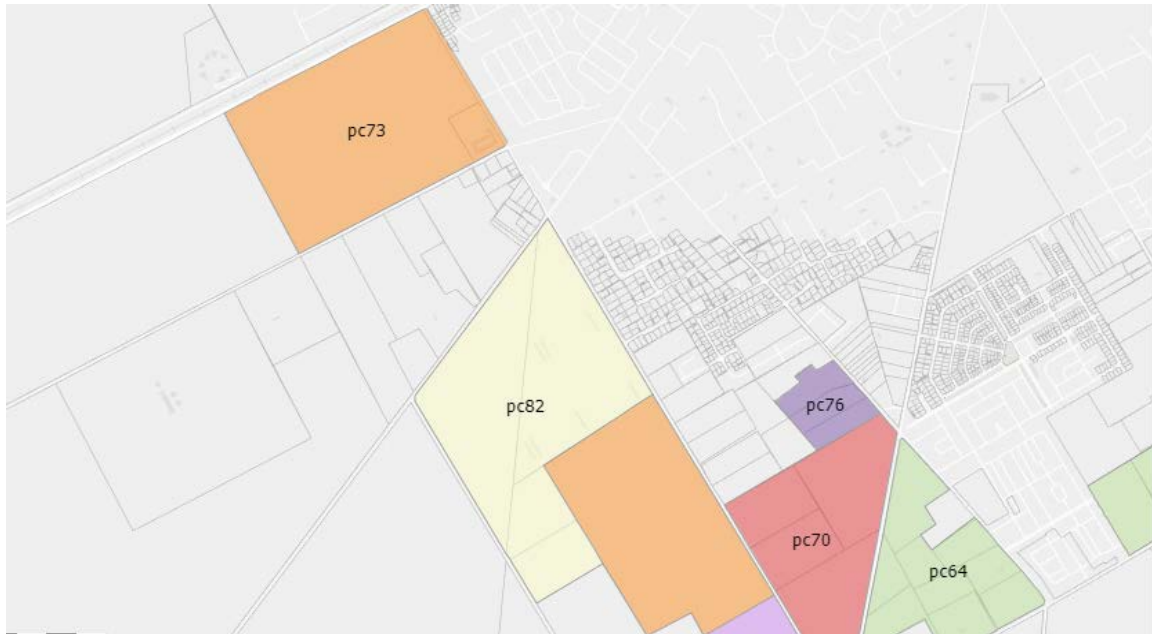
Analysis

- 10.2 RWRL⁴¹ are seeking that the 'Holmes Block' and 'Skellerup Block' are rezoned from LLRZ to GRZ and NCZ and that the ODP's are amended. In relation to the Holmes Block, the Minister for the Environment declined to refer this project to an expert consenting panel for fast-track consenting under the Covid-19 Recovery (Fast-track Consenting Act 2020) for reasons including: it does not align with existing and regional planning policy for future urban development, is outside of the UGO, and does not align with infrastructure and transport planning for future urban development in Rolleston. It was concluded that the project should progress through the standard resource management pathway following completion of PC73 which was in progress at the time of the fast-track application.⁴² PC73 was declined by the Council on 23 March 2022 and has been appealed by the applicant to the Environment Court.
- 10.3 The land covered by PC73 in Rolleston is outside the UGO and is not included in Variation 1 to the PDP. The NPS-HPL does not apply to this land because the land is not zoned GRUZ, is not LUC 1, 2 or 3 soil, and because the land is incorporated in a Council initiated process (Variation to PC73). Submitter evidence has been lodged; however, it has not been peer reviewed as the zone sought is not an available zone under the RMA-EHS. Therefore, it is recommended that the submission points be rejected.

⁴¹ 0358.1, 0358.2, 0358.386, 0358.387-RWRL

⁴² <https://environment.govt.nz/what-government-is-doing/areas-of-work/fast-track-consenting/holmes-block-development/>





Recommendation

- 10.4 I recommend, for the reasons given above, that the Hearings Panel retain the zoning as notified.
- 10.5 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

11. Request for 1 acre (0.4ha) lots

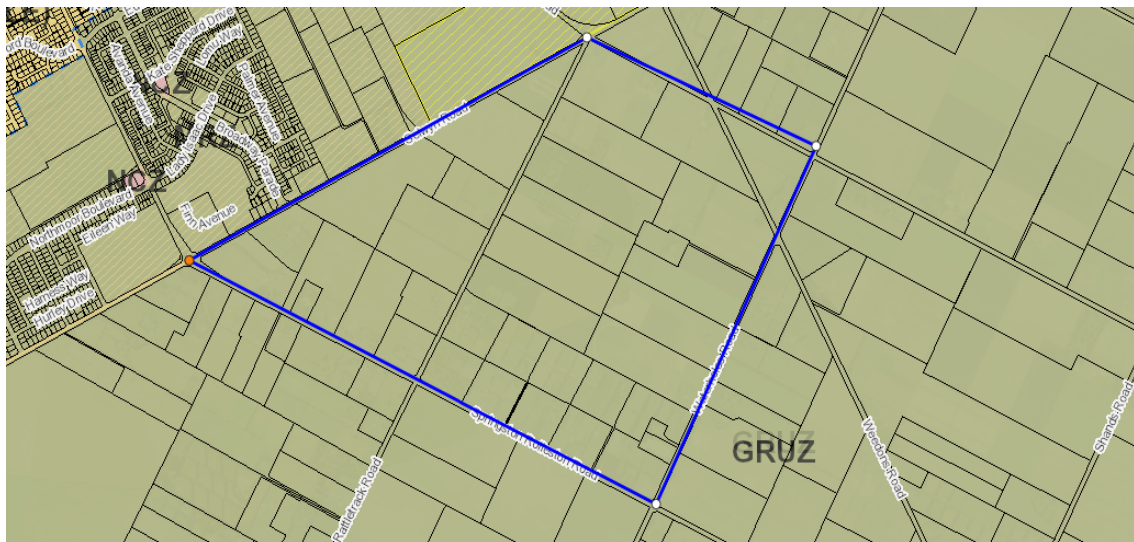
Submissions

- 11.1 One submissions point and four further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0020	Roger & Gwenda Smithies	001	MAP	Support in part	Amend the relevant provisions to allow subdivision into 1 acre lots beyond and around the fringe of the Rolleston Structure Plan in the area bounded by Selwyn Road, Springston Rolleston Road, Waterholes Road and Boundary Roads.
DPR-0032	Christchurch City Council	FS087		Oppose	Oppose submissions that seek an increase in the amount of residential land or density and/or an increase in the amount of land zoned for industrial purposes.
DPR-0342	AgResearch Limited	FS002		Oppose	Disallow in full
DPR-0495	Jeremy Thomas	FS001		Support	Not specified
DPR-0503	Vonya Crofts	FS001		Support in part	Allow plus extend areas - specifically frezone all Inner Plains rezoning to Rural Residential with minimum of 1 acre lots.

Analysis

- 11.2 Roger & Gwenda Smithies⁴³ request provision for smaller rural sections beyond and around the fringe of the Rolleston Structure Plan boundaries by allowing for subdivision into 1 acre (0.4 hectare) sections within the area bounded by Selwyn Road, Springston Rolleston Road, Waterholes Road and Boundary Roads. They consider this would keep the rural and green belt feel of the area but allow for more growth and significantly more housing/garden options than is possible in the much smaller conventionally sized sections within the township.
- 11.3 No submitter evidence has been provided in support of this submission point. This area is zoned GRUZ and is outside of the UGO and is not a 'rural residential location' in the RRS14. Granting the submitters relief would therefore be inconsistent with the Urban Growth Objectives (UG02) of the PDP and the Rural Residential Framework. This is primarily because the rezoning of the land from GRUZ to LLRZ (or similar) is inconsistent with Policy 6.8.9 of CRPS Chapter 6 as it is not identified as a 'rural residential location' within the RRS14. The land is classified as LUC 2 and 3 and therefore rezoning would also contribute to the loss of Class 1 and 3 highly productive land that must be avoided under the NPS-HPL unless the authority can be satisfied that the exemptions in clause 3.10 apply. Therefore, it is recommended that this submission point be rejected.



Recommendation

- 11.4 I recommend, for the reasons given above, that the Hearings Panel retain the zoning as notified.
- 11.5 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

12. Future Development Planning and Zone Clarification

Submissions

- 12.1 Four submissions points and two further submission points were received in relation to this subtopic.

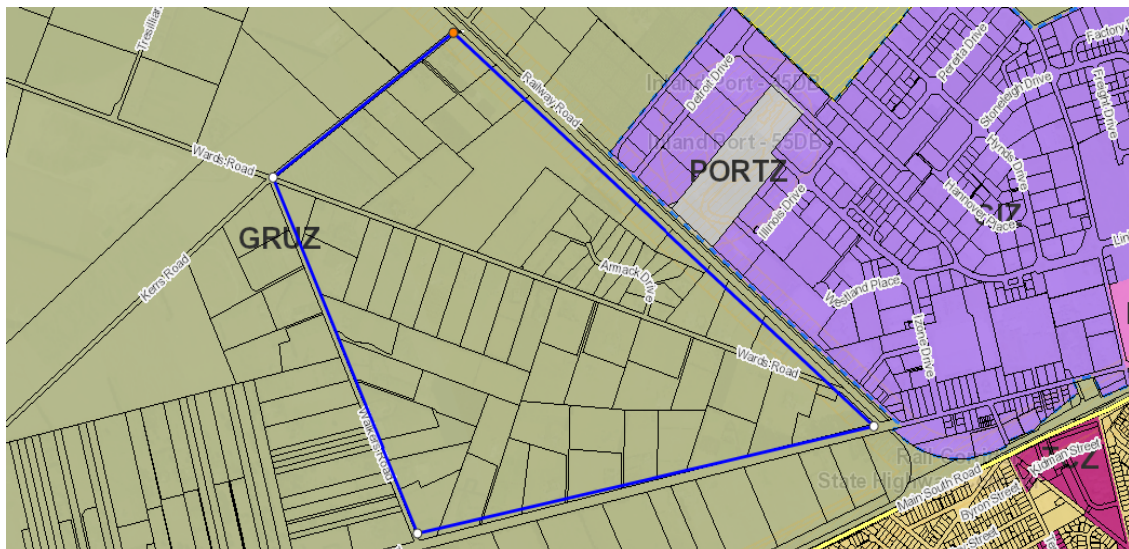
⁴³ 0020-Roger & Gwenda Smithies

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0232	Mary Herrick	3	Map	Support in part	Not specified.
DPR-0317	Geoff & Julie Stevenson	1	Map	Neither Support Nor Oppose	Request that Council thinks about the future development of land at the northern end of Levi Road bounded by Weedons Road and SH1 Rolleston so that growth can be condensed into a smaller area which does not create traffic problems.
DPR-0319	Kevin Chaney	2	Map	Oppose in part	Request Council clarify and explain the zoning that Armack Drive is subject to.
DPR-0475	Rolleston Residents Association	2	Map	Neither Support Nor Oppose	Not specified.
DPR-0358	Rolleston West Residential Limited (RWRL)	FS298		Oppose	Reject
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS306		Oppose	Reject

Analysis

- 12.2 Mary Herrick⁴⁴ considers that Council should start planning for the long-term future of North West Rolleston (the area North of State Highway 1, East of Walkers Rd, South of Kerrs Rd and West of Railway Road) as the area has development potential and is in close proximity to existing infrastructure. Ms Herrick also considers that a planned roundabout at Main South Rd, Walkers Rd and Dunns Crossing Rd will improve access to this area, as will the planned overpass connecting Hoskyns Rd to Rolleston Drive.
- 12.3 No submitter evidence has been provided in support of this submission point. This area is zoned GRUZ and is outside of the UGO. Residential development outside of the UGO would be inconsistent with the Urban Growth Objectives (UGO2) of the PDP. PC80 proposes to rezone approximately 98 hectares of this area to GIZ and a Hearing was held on 20-21 October 2022 (Mary Herrick is not a submitter on PC80). There are no current Council plans for further development within this area and reverse sensitivity is an additional issue given the proximity of the PORTZ to the east and potential further industrial zoning subject to PC80. Furthermore, part of this area is classified as LUC 3 soil and therefore the NPS-HPL applies. Urban rezoning would contribute to the loss of highly productive land that must be avoided under the NPS-HPL unless the authority can be satisfied that the exemptions in clause 3.10 apply. Therefore it is recommended that this submission point be rejected.

⁴⁴ 0232.3-Mary Herrick

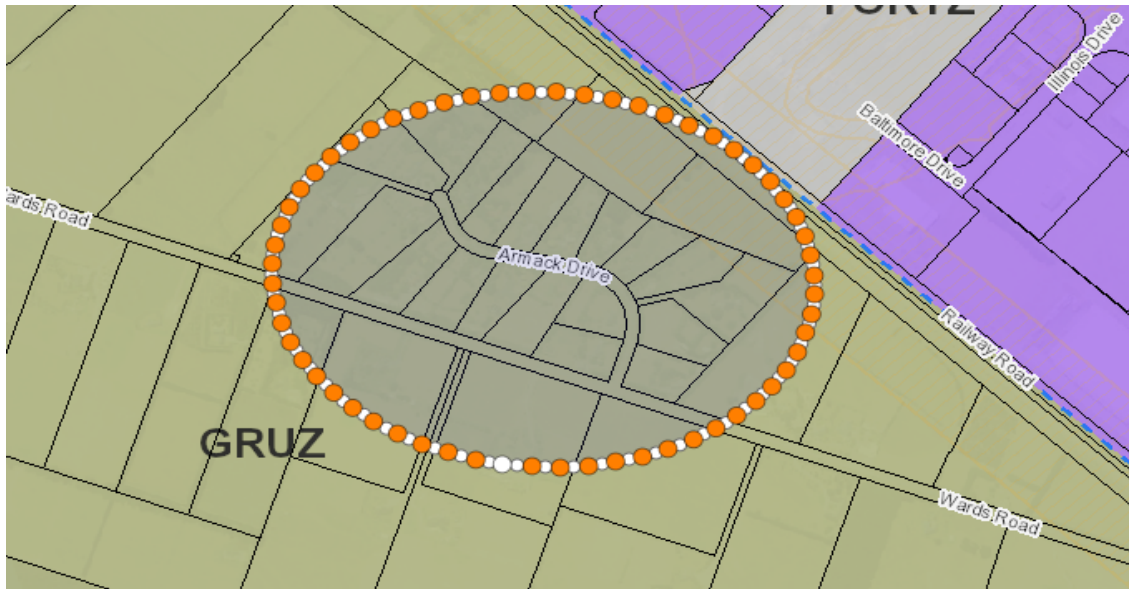


- 12.4 Geoff & Julie Stevenson⁴⁵ request that Council think about the future development of land at the northern end of Levi Road bounded by Weedons Road and SH1 Rolleston so that growth can be condensed into a smaller area which does not create traffic problems. This area is zoned GRUZ and LLRZ and is outside of the UGO and is partly within the Christchurch Airport 50 dB Noise Control Overlay. Residential development outside of the UGO would be inconsistent with the Urban Growth Objectives (UGO2) of the PDP and more concentrated residential development will create reverse sensitivity effects with respect to strategic infrastructure. Furthermore, this area is classified as LUC 2 soil and therefore the NPS-HPL applies. Urban rezoning would contribute to the loss of highly productive land that must be avoided under the NPS-HPL unless the authority can be satisfied that the exemptions in clause 3.10 apply. Therefore it is recommended that this submission point be rejected.



⁴⁵ 0317.1-Geoff & Julie Stevenson

- 12.5 Kevin Chaney⁴⁶ considers that it is not clear what Armack Drive is zoned and requests clarification. No submitter evidence has been provided in support of this submission point. This area is zoned GRUZ and is outside of the UGO. It is recommended that this submission point be rejected.



- 12.6 Rolleston Residents Association⁴⁷ are concerned about a PC being considered for the area between the Pines (Pines Resource Recovery Park) and the Prison (which is understood to be PC80), and are particularly concerned about sewerage resulting in a situation similar to Bromley, i.e. odour issues. PC80 was heard on 20-21 October 2022. The PC80 process is the appropriate channel to express views about this proposed PC; however it is noted that the Rolleston Residents Association are not submitters in this process. Therefore it is recommended that this submission point be rejected.



Recommendation

- 12.7 I recommend, for the reasons given above, that the Hearings Panel retain the zoning as notified.
- 12.8 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

⁴⁶ 0319.2-Kevin Chaney

⁴⁷ 0475.2-Rolleston Residents Association

13. Conclusion

- 13.1 For the reasons set out in this report, I consider that the provisions will be efficient and effective in achieving the purpose of the RMA, the relevant objectives of this plan and other relevant statutory documents.