

**Before the Selwyn District Council**

**Under** the Resource Management Act 1991 (**Act**)

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

**And** **Hill Street Limited**  
*Submitter PC81-0004 and PC82-0012*

**Synopsis of submissions for Hill Street Limited**

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Dated: 7 September 2022

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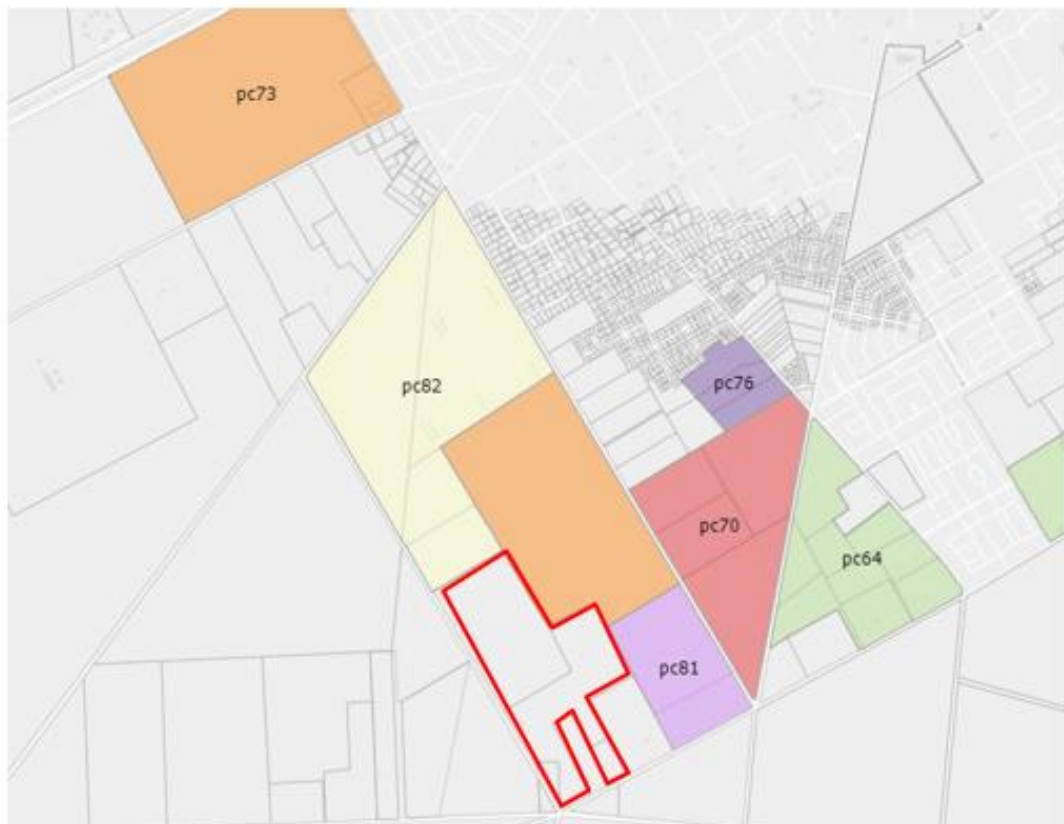
## Synopsis of submissions for Hill Street Limited (submitter PC81-0004 and PC82-0012):

### Introduction

1. Hill Street Limited (HSL) owns land adjoining proposed private plan changes 81 (**PC81**) and 82 (**PC82**, collectively, **the plan changes**).
2. HSL made submissions in support of the plan changes and appears in support of those submissions.

### Background

3. HSL has observed, with particular interest, the recent acceleration in the level of development at Rolleston. It has invested in land that it considers, in time, will allow for further development.
4. HSL's land comprises 984 and 986 Selwyn Road, Burham. It is situated at the corner of Selwyn Road and Edwards Road, and bounds Edwards road for approximately 1.22km from the Selwyn Road/Edwards Road/Ellesmere Junction Road/Swamp Road intersection. Shown below within the red border.



5. As is evident this land adjoins both PC81 and PC82.

6. The timing for the potential development of the HSL land has been somewhat uncertain, even if the plan changes are successful. It had been seen as a medium to long-term proposition, with no decisions having been made on the level of intensity that such development might include.
7. However, with the advent of the new intensification rules (the medium density residential standards: **MDRS**)<sup>1</sup>, and the introduction of Variations on the Selwyn Proposed District Plan by the Council<sup>2</sup> (**Variations**), along the possibility of making the case for additional land to be added for urban development, HSL will be making a submission on the Variations process.
8. It is plain, that any potential success in rezoning through that (or any other) process, is likely to depend in large part of the success or otherwise of the extant plan changes.

#### **The submitters position and reasons**

9. The submitter supports the plan changes.
10. As noted, the success of PC81 and 82, along with a successful outcome in the Environment Court appeal on PC73, are logical precursors to the HSL land being rezoned and fulfilling the role that HSL envisages for it, of providing a logical 'corner' to the urban development at Rolleston<sup>3</sup>.
11. And, while a submission is now to be made on the Variations, that will support the rezoning of this land and applying MDRS to it as part of that process, such rezoning (or any other) for the HSL had not been otherwise considered a near-term prospect.
12. Accordingly, HSL's involvement as a submitter on the plan changes is not due to a desire to engage on some of the broader 'extent-of-permissible-development' issues that are to be debated here<sup>4</sup>. Though these will likely also feature as part of the Variations process or any future plan change process, unless the criteria surrounding the release of urban land are sufficiently clarified.

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<sup>1</sup> As a result of the Resource Management (Enabling Housing supply and Other Matters) Amendment Act 2021.

<sup>2</sup> Variations to the Proposed Selwyn District Plan, dated 20 August 2022.

<sup>3</sup> See: Plan included in the evidence of Jeremy Phillips for the applicant dated 26 August 2022, at page 12 (Figure 2), showing the "Indicative Potential Urban Form Growth" area that includes the HSL land 'corner' (copy **attached** marked **A**)

<sup>4</sup> Such as the apparent disconnect between the avoidance objectives and policies in the Canterbury Regional Policy Statement (**CRPS**) and the responsive planning objectives and policies in the National Policy Statement for Urban Development (**NPS-UD**).

13. Rather HSL's interest is altogether more practical.
14. Firstly, it is to ensure that should the plan changes be approved, that there is sufficient provision for future connectivity between the PC81 and PC82 land and HSL's land, in the form of future transport connections (including roads, cycleways, and pedestrian routes).
15. HSL notes the existence of such links in the ODPs for PC81 and PC82 (and PC73)<sup>5</sup> and records its support for those connections, at least, being included in any approved plan change.
16. The second reason for submitting was to indicate that, insofar as reverse sensitivity might be considered an issue, as between urban uses and rural activities, they will not be an issue at the boundary between the plan changes and the HSL land. HSL's intentions for the use of the land, in the interim pending any rezoning, do not include any uses that would be curtailed by neighbouring urban development, or would be likely to create conflicts. The most likely activities will be pastoral.
17. A third reason also exists for HSL's submission, which is potentially of more moment now than it was previously. Basically, it was considered appropriate that HSL provide a signal that, if PC81 and PC82 (in addition to PC73) were able to be approved, then there was a possible solution to completing the 'picture' for urban development, and a logical urban boundary, at the south-western corner of Rolleston.
18. Depending on what happens in the plan change processes<sup>6</sup> and on the Variations, that potential 'solution' may be enabled in an even more timely fashion than had been previously considered possible.

## Evidence

19. A further result of HSL's indicatively supportive position on the plan changes, is that it was not considered necessary to call any further evidence on the plan changes<sup>7</sup>. However, to the extent that connectivity for future development, reverse sensitivity, and the potential future boundaries for urban growth at Rolleston feature in the applicant's evidence, HSL adopts that evidence insofar as it supports the positions and reasons outlined above.

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<sup>5</sup> See: Plan included in the evidence of Jeremy Phillips for the applicant dated 26 August 2022, at page 12 (Figure 3), showing the combined ODPs, including PC81 and PC82, and showing indicative plan change roads, and indicative cycle/pedestrian routes (copy **attached** marked **B**).

<sup>6</sup> This hearing for PB81 and PC82, and the Environment Court for PC73.

<sup>7</sup> HSL acknowledges that, should the rezoning of its land become the issue, it will be required to establish the appropriateness of that rezoning in the usual way, with its own evidence.

## **Conclusions**

20. HSL supports PC81 and PC82. HSL considers that they represent part of a logical and appropriate path for urban growth on the western edge of Rolleston.
21. HSL also supports the inclusion of connections by way of roads, cycleways and pedestrian routes, at least to the extent shown in the ODPs for PC81 and PC82.
22. HSL considers that there will be no issues of reverse sensitivity at the boundary between the plan change sites and the HSL land.
23. The opportunity to consider the long-term urban edge for Rolleston will be facilitated by the approval of PC 81 and 82.

**Dated:** 7 September



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(PC81-0004 and PC82-0012)

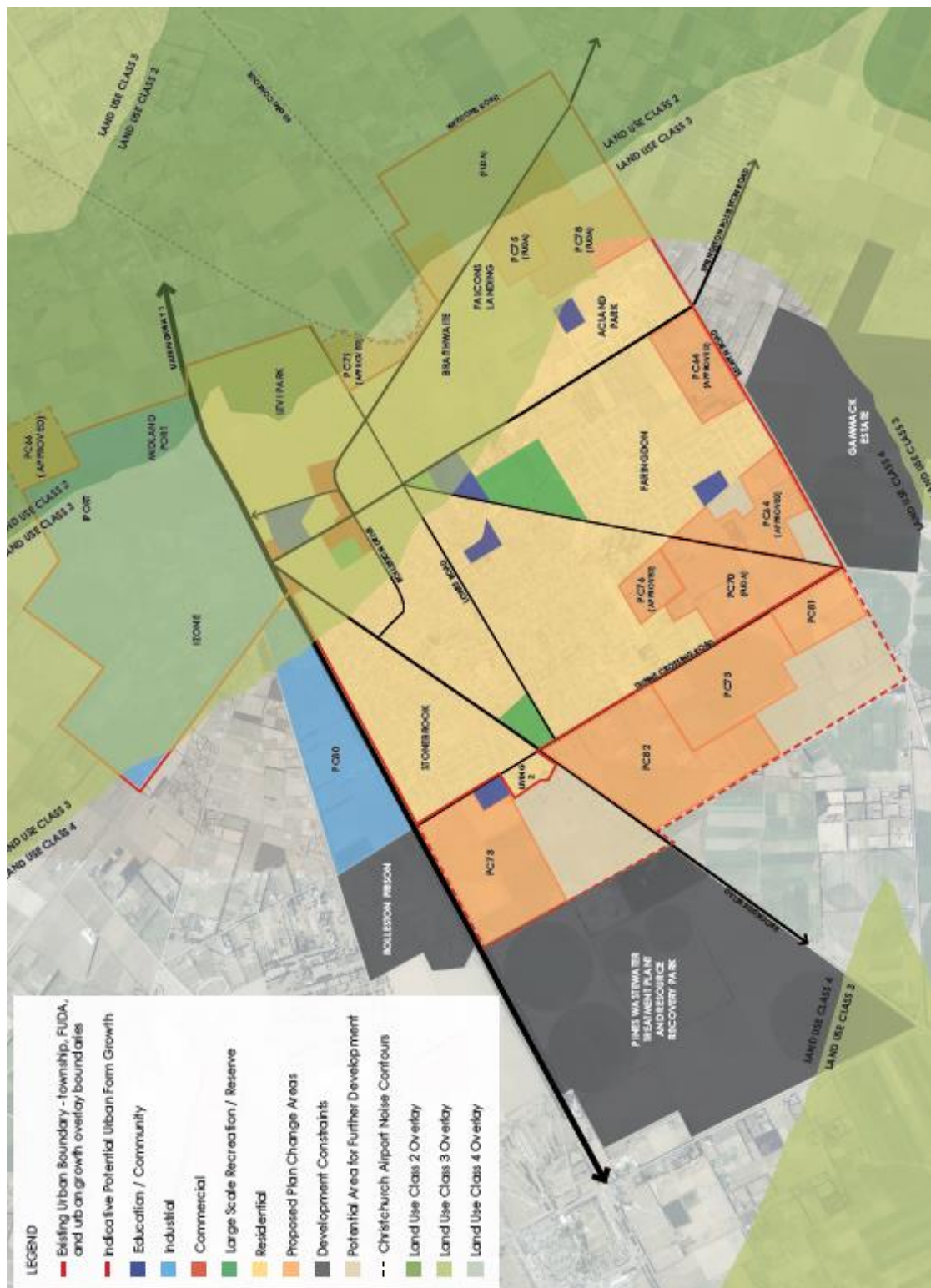


Figure 2 Wider Rolleston Context



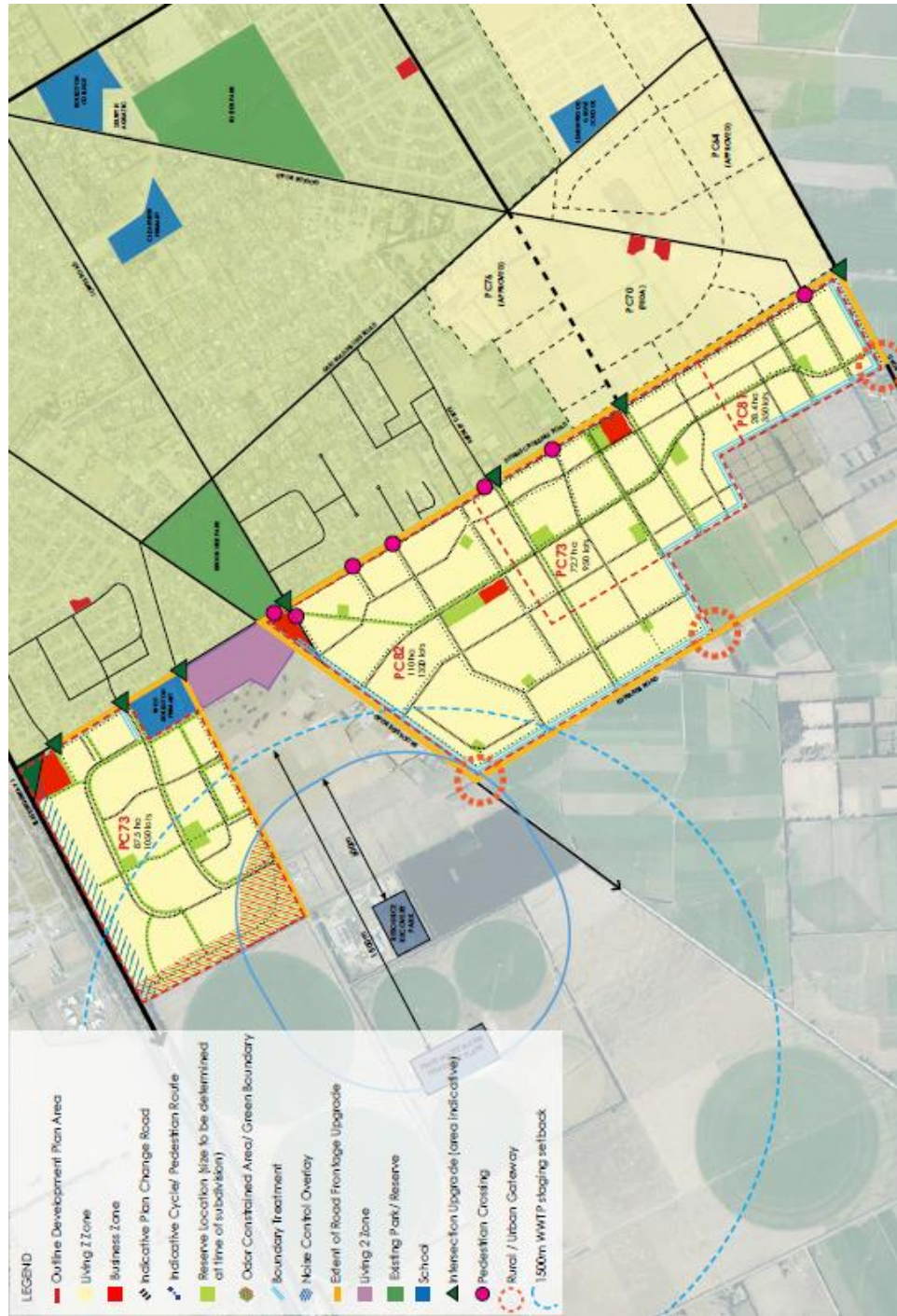


Figure 3 PC73, PC81 & PC82 ODPs COMBINED