

## V1 PART A: REZONING REQUESTS – ROLLESTON

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## **1 Scope of Report**

- [1] This Recommendation Report prepared by the Independent Hearing Panel (IHP) relates to submissions and further submissions on the SDC's Intensification Planning Instrument (IPI) (which is otherwise known as Variation 1 to the PDP) seeking to rezone land in and around Rolleston.
- [2] The IHP members were:
- Lindsay Daysh
  - Raewyn Solomon
  - Rob van Voorthuysen (Chair)
- [3] The Section 42A Report<sup>1</sup> was:
- Section 42A Report, Part A of Intensification Planning Instrument – Variation 1 to the Proposed District Plan, Report on submissions and further submissions, Rolleston Rezoning Requests, Jocelyn Lewes, 19 April 2023
  - V1 Rolleston Rezoning Requests – Reporting Officer Memo, Jocelyn Lewes, undated but received 24 May 2023
- [4] Our recommended amendments to the IPI provisions are set out in Appendix 1.

## **2 Our Approach**

- [5] The Section 42A Report helpfully outlined relevant background information on a number of matters:
- Resource Management Act 1991;
  - Resource Management Act (Enabling Housing Supply and Other Matters) Amendment Act 2021 (RMA-EHS);
  - The Medium Density Residential Standards (MDRS) contained within the PDP;
  - National Policy Statement on Urban Development (NPS-UD);
  - National Policy Statement on Highly Productive Land (NPS-HPL);
  - Location of rezoning requests;
  - Rolleston context;
  - Areas zoned new Medium Density Residential Zone (MRZ) by Variation 1;
  - Rolleston Structure Plan;
  - Selwyn 2031; and
  - Withdrawn submissions, amended submissions and submission points incorrectly summarised.
- [6] We adopt that background information without generally repeating it.
- [7] Ms Lewes provided a description of each submitter's request. We adopt those descriptions without repeating them here. It is therefore imperative that readers of this Recommendation Report also read Ms Lewes' Section 42A Report.

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<sup>1</sup> No Section 42A Reply Reports were provided for the Variation 1 hearings.

- [8] Further submitters are not generally referred to in this Recommendation Report, because further submissions are either accepted or rejected in conformance with our recommendations on the primary submissions to which they relate.

### 3 Hearing and Parties Heard

- [9] The hearing was held on 24<sup>th</sup> and 25<sup>th</sup> May 2023. The parties who wished to be heard and who appeared at the hearing were:

Sub #	Name
V1-0025	Yoursection Ltd
V1-0053	Four Stars Development and Gould Developments Ltd
V1-0065	Christchurch International Airport Limited
V1-0084	Applefields
V1-0089	Gould Developments Ltd
V1-0093	Brendean Drive Rezoning Group
V1-0103	Carter Group Property Ltd
V1-0114	CSI Property Limited and Rolleston West Residential Ltd
V1-0116	Hughes Development Limited

- [10] The witnesses and counsel we heard from are listed in Appendix 2. Copies of their legal submissions and evidence are held by the Council. We do not separately summarise that material here, but we refer to or quote from some of it in the remainder of this Recommendation Report. We record that we considered all submissions and further submissions, regardless of whether the submitter or further submitter appeared at the hearing and whether or not they were represented by counsel or expert witnesses.
- [11] Cross examination is allowed through the intensification streamlined planning process (ISPP)<sup>2</sup>. No submitter requested to cross-examine the witnesses of any other submitter.<sup>3</sup>

### 4 Schedule 1, clause 99(2)(b) Amendments

- [12] Under clause 99(2)(b) of Schedule 1 of the RMA<sup>4</sup> the recommendations of the IHP must be related to a matter identified by the panel or any other person during the hearing, but are not limited to being within the scope of submissions. Ms Lewes recommended that we exercise our clause 99(2)(b) powers to rezone the land at 34 Nobeline Drive. We adopt her recommendation and for ease of reference the affected provision and the recommended amendment is listed below:

(a) Zone the land at 34 Nobeline Drive as MRZ.

### 5 V1-0093 Brendean Drive Rezoning Group (BDRG)

- [13] For the following submissions we adopt Ms Lewes' recommendations and reasons.

Sub #	Submitter	Submission Points
V1-0093	BDRG	001, 002

<sup>2</sup> RMA s98(4).

<sup>3</sup> Our IPI Minute 1 required notice of a wish to cross-examine to be lodged with the SDC Hearing Secretary 5 working days prior to the hearing.

<sup>4</sup> A new Part 6 was inserted into Schedule 1 of the RMA by Part 2 the RMA-EHS.

- [14] BDRG sought to rezone around 57ha of land located within the UGO<sup>5</sup> centered around Brendean Drive and Nobeline Drive from GRUZ to MRZ. Land to the south of this area is subject to a request from Yoursection (V1-0025). BDRG provided an ODP and accompanying ODP narrative. As indicated in Appendix 2 of this Recommendation Report, in response to our Minute 1, BDRG provided evidence to support their submission.
- [15] We note that an economic peer review undertaken by Derek Foy<sup>6</sup> advised *“I do not consider it is necessary to respond in detail to the Mr Colegrave’s critique of the model, because the HDL [Hughes Development Limited] and Brendean [BDRG] submissions are within the FDA [or UGO], and therefore not subject to assessment under the NPS-HPL”*. We agree and take the same approach.
- [16] Mr Foy also advised *“The NPS-UD sets minima, not targets, and so when highly productive land is not in play, as it is not for the HDL and Brendean submissions, enabling more residential supply that there is assessed to be demand for is not a critical failure of a request to enable more supply.” “The requested rezoning represents additional dwelling capacity that will contribute to enabling future adequate supply of residential land in Rolleston, and Selwyn.”* We agree.
- [17] Ms Lewes assessed the submission against the ‘Greenfield Framework’ as outlined in the SDC’s Section 42A Re-zoning Framework Report. She recommended that the submission be rejected on the basis of insufficient planning and technical evidence and assessments, including effects on the transport network, the suitability of the land in terms of soil contamination, infrastructure requirements and timing, urban design analysis, and the absence of a s32AA evaluation.
- [18] In response counsel for BDRG<sup>7</sup> submitted<sup>8</sup> that *“Broadly speaking, Ms Lewes assessment is supportive of a rezoning. However, in respect of a number of the criteria she is of the view that there is insufficient information to determine whether these particular criteria are satisfied.”* He considered that the evidence subsequently filed by BDRG showed that all criteria in the Greenfield Framework had been satisfied.
- [19] Prior to the hearing counsel for BDRG sought our ‘approval’ for conferencing to occur between the BDRG and SDC planning and transport experts. We granted that ‘approval’. Counsel for Yoursection (V1-0025) subsequently advised that their experts would also participate<sup>9</sup>. We received a Joint Witness Statement<sup>10</sup> (JWS) dated 19 May 2023 that addressed the intersections identified as being required to be upgraded by Ms Lewes and matters relating to the integration of the Outline Development Plans for BDRG, Yoursection and Applefields.

<sup>5</sup> As the land is within the UGO it is not subject to the NPS-HPL.

<sup>6</sup> Selwyn Proposed District Plan rezoning requests, Peer review of submission expert evidence lodged in response to Variation 1 for Rolleston in response to Minute 8, Hearing 7, Prepared for Selwyn District Council, Final, Formative, 22 May 2023.

<sup>7</sup> Counsel also represented V1-0089 Gould Developments (see section 10 of this Recommendation Report).

<sup>8</sup> Paragraph 2.19

<sup>9</sup> Our Minute stated that it would be appropriate for Applefields and Yoursection experts to be involved in the conferencing.

<sup>10</sup> Signed by Andy Carr (V1-0084, V1-0093 and V1-0116), Mat Collins (SDC) and Andrew Metherell (V1-0025).

- [20] We also received a JWS<sup>11</sup> on planning matters relating to V1-0093 BDRG and V1-0116 Hughes. The JWS included an updated ODP (a map and a narrative) for the two submitters' land. The updated ODP included a realignment of the road connection with DEV-RO12 to provide a direct connection with Weedons Road. This was described as a 'gateway' for the CRETS Collector Road identified as a 'roundabout' which is consistent with the approach within the Yoursection ODP, and a northern road connection to the District Park site.
- [21] The planning JWS focussed on:
- the lack of a site-specific Integrated Transport Assessment;
  - the outdated nature of the soil contamination assessments;
  - a lack of urban design analysis;
  - the absence of a Local Centre within the proposed Development Area, which was inconsistent with the Rolleston Structure Plan; and
  - the absence of a S32AA assessment within the submissions.
- [22] The JWS noted agreement had now been reached on the above matters. We note that the ODP for the BDRG land attached to the JWS included a Neighbourhood Centre Zone (NCZ). Mr Brown and Ms Lewes disagreed on the need to specify a minimum density of 15 hh/ha. On that matter we agree with Ms Lewes (namely that a minimum density of 15 hh/ha is appropriate) as that gives effect to the version of UG-P13 recommended by the Urban Growth PDP Hearing Panel.
- [23] In her 24 May 2023 Memo Ms Lewes recommended that the submission be accepted.
- [24] The outstanding matter relates to what if any intersection upgrades should be in place before residential development of the BDRG, Yoursection, Applefields and Hughes land occurs. Having considered the evidence of the various traffic experts we prefer the view of Mat Collins that the following intersection upgrades should be in place before the residential development occurs:
- (a) the Selwyn Road and Lincoln Rolleston Road intersection to form a roundabout;
  - (b) the Selwyn Road and Weedons Road intersection to form a roundabout; and
  - (c) the Lowes Road/Levi Drive/Masefield intersection to traffic signals.
- [25] We appreciate that these intersection upgrades need to be actioned by the SDC, both in terms of funding and potential land acquisition<sup>12</sup>, and that LTP funding for the upgrades is not signalled as being available in the short term. However, we consider that any advancement of the funding for those upgrades to be a matter for discussion between the submitters and the SDC.
- [26] Ms Lewes recommended an amendment to SUB-REQ13 to deal with the intersection upgrade matter. However, we find it sufficient to refer to the necessary upgrades in the ODP narrative.

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<sup>11</sup> Signed by Mark Brown for both submitters and Jocelyn Lewes for SDC.

<sup>12</sup> Andy Carr for Applefields advised that upgrading the Selwyn Road and Weedons Road intersection to form a roundabout can occur within the roading corridor and Applefields land so no third parties would be involved in terms of land acquisition

Non-compliance with the ODP triggers the need for resource consent which can then be assessed on its merits at the time.

[27] Other than that, we find the ODP map and ODP narrative attached to the 19 May 2023 JWS to be appropriate, subject to:

- the first sentence under the title land use reading *‘The development area shall achieve a minimum net density of 15 households per hectare, averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.’*, and
- the deletion of the second paragraph under the heading ‘Access and Transport’ and its replacement with the following wording:

*‘Residential development shall not occur within the Development Area until the following intersection upgrades are operational:*

- (a) the Selwyn Road and Lincoln Rolleston Road intersection to form a roundabout;*
- (b) the Selwyn Road and Weedons Road intersection to form a roundabout; and*
- (c) the Lowes Road/Levi Drive/Masefield intersection to traffic signals*

*Land within the Development Area may be required to be vested to Council for the purpose of intersection upgrading.’*

[28] At the hearing Mr Brown advised that the land owners at 34 Nobeline Drive were now willing to have their land zoned MRZ. This will fill in an otherwise odd gap in the MRZ zone and we support that occurring. Under clause 99(2)(b) of Schedule 1 of the RMA we recommend that the land at 34 Nobeline Drive is zoned MRZ.

[29] We recommend that the submission is ‘accepted in part’.

[30] We recommend that the SDC:

- (a) zones the land 57ha of land centered around Brendean Drive and Nobeline Drive as MRZ, including the land at 34 Nobeline Drive;
- (b) includes the land in DEV-RO15- Rolleston 15 Development Area, and
- (c) inserts into the PDP the ODP map and narrative for DEV-RO15 that is included in Appendix 1, as amended as per the above discussion
- (d) Includes in the ODP narrative ‘condition precedent’ wording relating to the upgrading of the intersections listed under paragraph [27] above.

[31] We adopt Ms Lewes’ and Mr Brown’s advice that the s32AA analysis undertaken in Patricia Harte’s planning evidence in chief is appropriate for the rezoning request.

## 6 V1-0025 Yoursection

[32] For the following submissions we generally adopt Ms Lewes’ recommendations and reasons.

Sub #	Submitter	Submission Points
V1-0025	Yoursection	001, 002

- [33] Yoursection sought to rezone 24ha of land at 148 - 178 Lincoln Rolleston Road located within the UGO<sup>13</sup> from GRUZ to MRZ. The land is opposite PC75 and PC78. Land to the north is the subject of V1-0093 BDRG, a section of land to east is subject to V1-0116 Hughes and land to the south is the subject of V1-0084 Applefields.
- [34] The submitter sought a change to the planning maps and the insertion of an ODP and accompanying ODP narrative as a new Rolleston development area. As indicated in Appendix 2 of this Recommendation Report, in response to our Minute 1 Yoursection provided evidence to support their submission.<sup>14</sup>
- [35] Counsel for Yoursection addressed the issue of scope. In short, she submitted that Part A of Variation 1 is part of a wider district plan review process albeit with the particular requirements of being an IPI. She concluded that the Yoursection rezoning request was 'in scope' because:
- (a) the submission reasonably falls within the ambit of Variation 1; and
  - (b) the process of publicly notifying Variation 1 and the summary of submissions was such that would-be submitters have not been denied the opportunity to participate in the Variation 1 process; and
  - (c) there is a direct relationship between any related provisions and the two mandatory requirements of RMA-EHS section 80E. Any related provisions must tie in with the MDRS or Policy 3 which is the case for the Yoursection rezoning request;
  - (d) the purpose of the RMA-EHS is an important consideration in the interpretation of its provisions. As the RMA-EHS has no 'purpose' clause, the purpose is best derived from section 80E which relates to incorporating the MDRS and to give effect to NPS-UD Policy 3.
- [36] Given that the circumstances of the Yoursection rezoning request we do not find it to be 'out of scope'. We note that Ms Lewes assessed the submission on its merits and we have done the same.
- [37] Ms Lewes assessed the submission against the 'Greenfield Framework' as outlined in the SDC's Section 42A Re-zoning Framework Report and recommended that the submission be accepted. We agree with her assessment and like her, we adopt Yoursection's s32AA assessment that formed part of Kim Seaton's planning evidence.
- [38] On 5 May 2023 of Kim Seaton provided an amended ODP (plan and narrative), clarifying transport and connectivity requirements. Ms Seaton also recommended amendments to the SUB-REQ13 provisions suggested by Ms Lewes, focusing the rule requirement on the Lincoln Rolleston Road/Selwyn Road intersection only with matters of discretion relating to the extent that development will contribute to and bring forward the need for the upgrade of that intersection, mitigation measures and supporting the overall function of the transport network.

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<sup>13</sup> As the land is within the UGO it is not subject to the NPS-HPL.

<sup>14</sup> We had no questions for their expert witnesses Hamish Wheelans, Fraser Colegrave, Nicole Lauenstein, Dave Compton-Moen and John Bannock and so those people did not attend the hearing.

- [39] We discussed the transportation matters relevant to Yoursection in our section that addressed V1-0093 BDRG. We make the same findings and ODP narrative recommendation here.
- [40] Ms Seaton helpfully conceded that there were no qualifying matters that would prevent a density of 15hh/ha being achieved on the Yoursection site<sup>15</sup>.
- [41] With regard to economic matters (namely the supply and demand for additional residentially zoned land) we adopt the same findings here that we did for V1-0093.
- [42] At the hearing we asked Ms Seaton to provide amended ODP narrative wording for our consideration. We received that on 13 June 2023. We also asked her to advise if the ODP map should be amended to align with the roading alignment shown on the BDRG ODP map. She advised that it should be. We understand that the SDC officers will amend the ODP map accordingly.
- [43] We recommend that V1-0025 Yoursection is accepted in part.
- [44] We recommend that the SDC:
- (a) zones the 24ha of land at 148- 178 Lincoln Rolleston Road as MRZ;
  - (b) includes the land in DEV-RO16- Rolleston 16 Development Area,
  - (c) inserts into the PDP the ODP map that forms page 21 of 24 of the 5 May 2023 evidence of Kim Seaton (amended to align with the roading alignment shown on the BDRG ODP map) along with the ODP narrative for DEV-RO16 that was provided by Kim Seaton on 13 June 2023
  - (d) Includes in the ODP narrative ‘condition precedent’ wording relating to the upgrading of the intersections listed under paragraph [27] above in the assessment of V1-0093 Brendean Drive Rezoning Group (BDRG).
- [45] We consider that Ms Seaton’s planning evidence for Yoursection is accompanied by a robust s32AA assessment. We adopt that assessment.

## 7 V1-0084 Applefields

- [46] For the following submissions we adopt Ms Lewes’ recommendations and reasons.

Sub #	Submitter	Submission Points
V1-0084	Applefields	001, 002, 003, 004

- [47] Applefields sought to rezone around 6ha of land located within the UGO<sup>16</sup> comprising two sites located to the southeast of Rolleston from GRUZ to MRZ. It was anticipated that the rezoning would yield around 80 lots at a density of 15hh/ha. The submitter sought a change to the planning maps and the insertion of an ODP map and accompanying ODP narrative as a new Rolleston development area. Applefields provided extensive evidence to support their submission and as indicated in Appendix 2 of this Recommendation Report, additional evidence was provided prior to the hearing in conformance with IPI Minute 1.
- [48] We note that the Applefields land directly abuts the Yoursection land to the north.

<sup>15</sup> Paragraph 50.3.

<sup>16</sup> As the land is within the UGO it is not subject to the NPS-HPL.



- [49] Ms Lewes assessed the submission against the ‘Greenfield Framework’ as outlined in the SDC’s Section 42A Re-zoning Framework Report and recommended that the submission be accepted. We agree with her assessment and like her, we adopt Applefields s32AA assessment that formed part of Ivan Thomson’s initial planning evidence.
- [50] For Applefields, based on odour dispersion modelling she undertook, air quality expert Wenhua (Iris) Xu concluded that odour from either broiler sheds or egg laying sheds in the CIL operation<sup>17</sup> would likely be less than minor to negligible with the Applefields land and on that basis no restriction on sensitive activities was required to avoid reverse sensitivity effects. We accept that evidence and we heard no qualified evidence to the contrary.
- [51] Responding to that air quality evidence, Mr Thomson advised that he no longer considered his previously proposed amendment to SUB REQ10 was necessary, nor was his suggested amendment to GRUZ-REQ10 or his previously recommended amendment to the ODP narrative regarding ‘reverse sensitivity’ on the existing primary production activities. We agree.
- [52] We discussed the transportation matters relevant to Applefields in our section that addressed V1-0093 BDRG. We make the same findings and ODP narrative recommendation here.
- [53] With regard to economic matters (namely the supply and demand for additional residentially zoned land) we adopt the same findings here that we did for V1-0093.
- [54] We find:
- the ODP map attached as Appendix 1 to the 5 May 2023 of Ivan Thomson’s evidence to be appropriate; and
  - the ODP narrative attached as Appendix 2 to the Section 42A Report to be appropriate, subject to:
    - the omission of the third paragraph of the text under the heading ‘Land Use’. That paragraph referred to sensitivity activities established within 300m of the existing intensive primary production activity to the south<sup>18</sup>;
    - the omission of the second paragraph under the heading ‘Access and Transport’ and its replacement with the following text:
 

*‘Residential development shall not occur within the Development Area until the following intersection upgrades are operational:*

*(a) the Selwyn Road and Lincoln Rolleston Road intersection to form a roundabout;*

*(b) the Selwyn Road and Weedons Road intersection to form a roundabout; and*

*(c) the Lowes Road/Levi Drive/Masefield intersection to traffic signals*

*Land within the Development Area may be required to be vested to Council for the purpose of intersection upgrading.’*

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<sup>17</sup> The CIL operation is around 270m to the south of the Applefields block and consists of three sheds that may be configured to rear either meat chickens (broilers) or egg layer chickens. The sheds are more than 270 m from the south of the block and appear to be ventilated with end wall fans.

<sup>18</sup> Namely the chicken farm assessed in the evidence of Ms Xu.

- [55] We recommend that V1-0084 Applefields is accepted in part.
- [56] We recommend that the SDC:
- (a) zones the 6ha of land on Lincoln Rolleston Road as MRZ;
  - (b) includes the land in DEV-RO17 – Rolleston 17 Development Area;
  - (c) inserts into the PDP the ODP map and narrative for DEV-RO17 that is included in Appendix 1;
  - (d) Includes in the ODP narrative ‘condition precedent’ wording relating to the upgrading of the intersections listed under paragraph [54] above.
- [57] We agree with Ms Lewes that the planning evidence of Applefields was accompanied by a robust s32AA evaluation. Like her, we adopt that s32AA assessment.

## 8 V1-0116 Hughes

- [58] For the following submissions we adopt Ms Lewes’ recommendations and reasons.

Sub #	Submitter	Submission Points
V1-0116	Hughes	001

- [59] Hughes sought to rezone a 4.5ha rural lifestyle property located at 7/487 Weedons Road within the UGO<sup>19</sup> from GRUZ to MRZ. The submitter provided an ODP and accompanying ODP narrative. No specialist evidence was provided by the submitter, although an evaluation against the Greenfield Framework was provided with the submission.
- [60] We note that the land immediately to the north and south of the site is not the subject of specific submissions for rezoning, while land to the west is subject to a request from Yoursection (V1-0025).
- [61] Ms Lewes assessed the submission against the ‘Greenfield Framework’ as outlined in the SDC’s Section 42A Re-zoning Framework Report. She recommended that the submission be rejected on the basis of an absence of planning and technical evidence and assessments, including infrastructure requirements and timing, effects on the transport network, the suitability of the land in terms of soil contamination and geotechnical considerations, urban design, and the absence of a s32AA evaluation.
- [62] However, as we noted in section 5 of this Recommendation Report, expert conferencing between Mark Brown (planner for V1-0116) and Ms Lewes resolved all of the above matters, apart from the need to specify a minimum density of 15 hh/ha. On the matter of minimum density, we make the same finding here as we did for V1-0093.
- [63] We discussed the transportation matters relevant to Hughes in our section that addressed V1-0093 BDRG. We make the same findings and ODP narrative recommendation here.
- [64] With regard to economic matters (namely the supply and demand for additional residentially zoned land) we adopt the same findings here that we did for V1-0093 BDRG.

<sup>19</sup> As the land is within the UGO it is not subject to the NPS-HPL.

- [65] We note the 4.5ha Hughes block of land is included within the same ODP map and ODP narrative that we referred to for V1-0093 BDRG.
- [66] We recommend that the submission is ‘accepted in part’.
- [67] We recommend that the SDC:
- (a) zones the land at 7/487 Weedons Road as MRZ;
  - (b) includes the land in DEV-RO15 – Rolleston 15 Development Area, and
  - (c) Inserts into the PDP the ODP map and narrative for DEV-RO15 that is included in Appendix 1 to this Recommendation Report.
- [68] We adopt Ms Lewes’ and Mr Brown’s advice that the s32AA analysis undertaken in Patricia Harte’s planning evidence in chief is appropriate for the rezoning request.

## **9 V1-0053 Four Stars Development and Gould Developments Ltd**

- [69] These submitters were not addressed in the Section 42A Report, but they were represented by counsel Gerard Cleary and planning witness Fiona Aston. The reason being that CIAL presented legal submissions and evidence to this Hearing<sup>20</sup> and counsel for V1-0053 (Gerard Cleary) requested to cross-examine the CIAL witnesses. The relevant issue being the zoning of land under the operative 50dBA CIAL Noise Control Overlay and whether or not that operative provision should be replaced by reference to recently remodelled 50dBA noise contours based on either a ‘Outer Envelope’ (that assessed the noise from the three worst months for each runway alignment) or an ‘Annual Average’ (based on the average noise received over a 12 month period). Mr Cleary understandably advocated the adoption of the ‘Annual Average’ remodelled contour because it did not impinge on his client’s land.
- [70] To summarise our findings:
- Variation 1 did not include the CIAL noise contour as a qualifying matter in HPW30 because at the time of notification, the operative 50dBA Noise Control Overlay only covered land zoned GRUZ;
  - We accept that if the 50dBA CIAL Noise Control Overlay did impinge on MRZ zoned land then it would clearly be an appropriate qualifying matter under RMA s77I(e). However, we decline to recommend amending HPW30 to refer to either of CIAL’s recently remodelled 50dBA noise contours in the absence of an SDC assessment under ss32 and 77L of the RMA;
  - With regard to the submission of Four Stars and Gould regarding DEV-RO12 (land included within PC71) we agree with the findings of the Hearing Panel for the Rolleston PDP Rezoning hearing that it would be inappropriate to rezone land within the operative 50 dB Noise Control Overlay from GRUZ to either GRZ Deferred, Future General Residential Zone, Future Urban Zone or in this case MRZ. To do so would rely on the as yet unknown outcome of CRC’s review of the remodeled airport noise contours. It would also not give effect to Objectives 5.2.1(f) and (g) and Policy 6.3.5(4) of the CRPS. We find that land should remain GRUZ;

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<sup>20</sup> See Appendix 2 of this Recommendation Report.

- At this Hearing we confirmed that the inclusion of any ‘remodeled’ noise contours (or Noise Control Overlay) in the CRPS would have to follow an RMA Schedule 1 process. In answer to our questioning, Darryl Miller advised that it was not possible to categorically rule out the potential for the currently modelled contours (whether they be the Outer Envelope or Annual Average contour) being amended as a result of submissions and expert evidence presented as part of the CRPS Schedule 1 process; and
- We agree that DEV-RO12 land outside the operative 50 dB Noise Control Overlay should be zoned MRZ as has occurred through Variation 1

[71] This same matter was also considered by the IHPs<sup>21</sup> for ISPP Hearing 01 covering ‘Residential’ matters and Hearing 05 covering ‘District Wide, Area Specific and Qualifying Matters’. Those Panels also recommended retaining the land within the 50 dB Noise Control Overlay as GRUZ.

## 10 V1-0085 Survus and V1-0089 Gould Developments

[72] For the following submissions we adopt Ms Lewes’ recommendations and reasons.

Sub #	Submitter	Submission Points
V1-0085	Survus	001, 002, 003
V1-0089	Gould Developments	001, 002, 003

[73] These submitters sought to rezone land bounded by Lincoln Rolleston Road, Selwyn Road and Weedons Road within the UGO<sup>22</sup> from GRUZ to MRZ. They also sought to remove the rural density and urban growth overlays from the land. The submissions overlapped other submissions<sup>23</sup> referred to earlier in this Recommendation Report and no specialist evidence was provided by the submitters. On that basis Ms Lewes recommended that the submissions be rejected.

[74] We agree that is appropriate to reject this submission. In saying that we note that the submitters did not request to be heard at the Hearing.

## 11 V1-0072 Hill Street Limited

[75] For the following submissions we adopt Ms Lewes’ recommendations and reasons.

Sub #	Submitter	Submission Points
V1-0072	HSL	003, 004

[76] HSL sought to rezone an irregular shaped block bounded by Selwyn Road and Edwards Road from GRUZ to MRZ. In the alternative, the submitter sought the rezoning of the balance of the block bounded by Selwyn Road and Edwards Road to MRZ. The land is outside the UGO but as it comprises LUC Class 4 soils it is not subject to the NPS-HPL.

[77] No specialist evidence was provided by the submitters. Ms Lewes recommended that the submissions be rejected on the basis of an absence of planning and technical evidence and assessments, including infrastructure requirements and timing, effects on the transport network, urban design, and the absence of a s32AA evaluation.

<sup>21</sup> The IHP for Hearing 05 comprised commissioners van Voorthuysen, Solomon and Willis. The IHP for Hearings 01 and 07 comprised commissioners van Voorthuysen, Solomon and Daysh.

<sup>22</sup> As the land is within the UGO it is not subject to the NPS-HPL.

<sup>23</sup> V1-0025 Yoursection, V1-0085 Applefields, V1-0093 BDRG and V1-0116 Hughes.

- [78] We agree that is appropriate to reject this submission. In saying that we note that the submitters did not request to be heard at the Hearing.

## 12 V1-0092 SDC and V1-0103 CGPL

- [79] For the following submissions we adopt Ms Lewes' recommendations and reasons.

Sub #	Submitter	Submission Points
V1-0092	SDC	049
V1-0103	CGPL	001

- [80] SDC and CGPL sought that land included within PC70 be rezoned from GRUZ to MRZ, with SDC seeking that any commercial areas be rezoned to NCZ.
- [81] No specialist evidence was provided by the submitters. Ms Lewes recommended that the submissions be rejected on the basis of an absence of planning and technical evidence and the absence of a s32AA evaluation.
- [82] We agree that is appropriate to reject these submissions.

## 13 V1-0114 CSI and RWRL

- [83] For the following submissions we adopt Ms Lewes' recommendations and reasons.

Sub #	Submitter	Submission Points
V1-0114	CSI and RWRL	002

- [84] CSI and RWRL amended their original extensive submission seeking rezoning of land west of Dunns Crossing Road. The amended submission seeks to rezone 9ha of land located between Brookside Road and Burnham School Road from LLRZ to MRZ. The land is already zoned residential so is not subject to the NPS-HPL. No evidence was initially provided in support of the amended submission. Ms Lewes advised that the submitter does not own land the subject land and no rezoning submission was made on the PDP for that land.
- [85] The submitters submitted evidence prior to the Hearing (as listed in Appendix 2), but the planning evidence of Jeremy Phillips merely concluded that he supported the additional residential rezoning recommended through Variation 1 by the SDC officers. No further amendments to the PDP were sought by Mr Phillips.
- [86] Ms Lewes assessed the submission against the 'Intensification Framework' as outlined in the SDC's Section 42A Re-zoning Framework Report. She recommended that the submission be rejected on the basis of an absence of planning and technical evidence that demonstrated how the rezoning would avoid any reverse sensitivity effects on important infrastructure<sup>24</sup>, contribute to the safe and efficient operation of the local transport network<sup>25</sup>, promote the efficient use of infrastructure, or integrate with the surrounding environment.
- [87] We agree that it is appropriate to reject this submission.

## 14 V1-0111 Foodstuffs

- [88] For the following submissions we adopt Ms Lewes' recommendations and reasons.

<sup>24</sup> The Pines Resource Recovery Park and the Pines Wastewater Treatment Plant.

<sup>25</sup> Including increased vehicular traffic accessing SH1.

Sub #	Submitter	Submission Points
V1-0111	Foodstuffs	003

- [89] Foodstuffs sought to rezone a 7ha site at 157 Levi Road from MRZ to an appropriate commercial zone to reflect the intended and future use of that area. Ms Lewes advised that Foodstuffs had obtained resource consent<sup>26</sup> to develop a supermarket on an area of approximately 4 hectares that adjoins both Lincoln Rolleston Road and Levi Road.
- [90] No specialist evidence was initially provided by the submitter and on that basis Ms Lewes recommended that the submission be rejected. However, as indicated in Appendix 2 of this Recommendation Report, Foodstuffs provided evidence to support their submission in compliance with the timeframes specified in IPI Minute 1<sup>27</sup>. However, as that evidence was ‘new’ it was not able to be peer reviewed by the SDC.
- [91] We note that at the hearing Foodstuffs advised that a Mitre 10 outlet was now proposed for the balance of the site that would not be occupied by the supermarket.
- [92] As set out in the evidence of Foodstuff’s planning witnesses, Foodstuffs now seeks:
- Large Format Retail zoning (LFRZ) for the land;
  - A new Large Format Precinct titled ‘Rolleston Large Format Precinct (Lincoln-Rolleston Road)’ with an associated amendment to HPW26;
  - Bespoke provisions in the CMUZ and LFRZ chapters to cater for the consented PAKnSAVE on the northern part of the site and a proposed Mitre 10 on the southern balance of the site; and
  - A replacement ODP map with a rudimentary narrative addressing only landscaping matters.
- [93] None of that detail was specified in the Foodstuffs submission, which raises obvious issues of scope.
- [94] To address this scope issue, we requested legal opinions from Alex Booker<sup>28</sup> (counsel for Foodstuffs) and Kate Rogers<sup>29</sup> (counsel for SDC). We have carefully considered the two legal opinions and we prefer the opinion of Ms Rogers.
- [95] Without setting out the detail of Ms Roger’s opinion (that is available from the SDC), we find that:
- The rezoning of the site to Large Format Retail (LFRZ), as specifically sought by Foodstuffs, is not ‘on’ the IPI;
  - Accordingly, there is no scope for us to recommend that rezoning to the SDC. This is primarily due to the residential focus of the IPI, which only proposed very limited commercial rezoning<sup>30</sup>. There was no rezoning to LFRZ in the IPI;

<sup>26</sup> RC216016; granted 29 September 2022

<sup>27</sup> Evidence to be provided 10 working days prior to the hearing.

<sup>28</sup> Memorandum for Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited – Rezoning 157 Levi Road, 30 May 2023

<sup>29</sup> Scope to recommend rezoning of 157 Levi Road, Rolleston, 12 June 2023

<sup>30</sup> The Prebbleton Local Centre Zone (LCZ) was proposed to be rezoned to Town Centre Zone (TCZ) and new Neighbourhood Centre Zones (NCZ), recognising consented and/or developed areas, were provided for in Rolleston.

- A person reviewing the IPI would not have appreciated that commercial or LFRZ zoning of the site was a potential outcome; and
- This scope issue cannot be overcome by clause 99 of the First Schedule to the RMA because this is an issue of the scope of the Variation and whether the Foodstuffs' submission is 'on' the Variation (or IPI), not the scope of the submission itself.

[96] We also note that Variation 1 was primarily intended to address the introduction of the MDRS into the PDP. Variation 1 did not change the 'status-quo' of HPW26-Precincts<sup>31</sup> relating to precincts; CMUZ or LFRZ provisions.

[97] We find that the Foodstuffs request is 'out of scope'.

[98] We are of course cognisant of section 77N(3)(a) of the RMA enabling SDC to '*create new urban non-residential zones*', but that is subject to section 77N(3)(1) which in turn refers to Policy 3 of the NPS-UD as amended by the RMA-EHS. The only part of Policy 3 that is relevant to the SDC is clause 3(d). That clause is specific to areas 'within and adjacent to' NZC, LCZ and TCZ and not the LFRZ<sup>32</sup>.

[99] Regarding the Foodstuffs relief now sought, we consider that the proper course of action would have been for Foodstuffs to have lodged a submission on the PDP seeking the above relief. They did not do that. Any such rezoning request could have been considered by the PDP Hearing 30.1 Hearing Panel (Rolleston rezoning requests) and the bespoke provisions for the CMUZ and LFRZ chapters of the PDP could have been considered by the PDP Hearing 23 Hearing Panel (CMUZ provisions). Those Panels could have assessed the Foodstuffs' relief in a manner consistent with their assessment of all other submissions seeking rezoning of land in Rolleston and amendments to the CMUZ and LFRZ provisions<sup>33</sup>.

[100] We are also concerned that there may have been interested and affected parties who would have chosen to submit in opposition to the Foodstuffs outcome now sought had it been clearly set out in the Foodstuffs' submission on Variation 1. In that regard, we note that the resource consent application for the Foodstuffs PAKnSAVE proposal on the same block of land attracted 27 submissions in opposition.

[101] For the above reasons we recommend that the Foodstuffs submission is rejected.

## 15 V1-0007 Roger and Gwenda Smithies

[102] For the following submissions we adopt Ms Lewes' recommendations and reasons.

Sub #	Submitter	Submission Points
V1-0007	Roger and Gwenda Smithies	001

[103] Roger and Gwenda Smithies sought provision for smaller rural sections around the fringe of Rolleston encompassing around 260 ha of land, by allowing for subdivision into ½ - 1-hectare sections within the area bounded by Selwyn Road, Springston Rolleston Road, Waterholes

<sup>31</sup> 'HPW26- Precincts' is contained in 'Part 1 -Introduction and General Provisions' of the PDP and is part of a suite of provisions explaining the relationship between the various spatial layers used in the PDP.

<sup>32</sup> We note the LFRZ is not 'equivalent' to any of those three zones.

<sup>33</sup> Foodstuffs submission DPR-0377 to the CMUZ chapter was "Amend PSDP to accommodate supermarkets (including associated access, carparking and retail activities) by expressly providing for supermarkets in the objectives, policies and rules of the PSDP for a range of centres" along with specific amendments sought for the TCZ and LZC provisions.

Road, and Boundary Road. No specialist evidence has been provided to enable the substantive merits of the rezoning to be evaluated.

- [104] Ms Lewes recommended the submissions be rejected on the basis that the land was outside the UGO, rezoning the land from GRUZ to LLRZ (or similar) would be inconsistent with Policy 6.8.9 of CRPS Chapter 6 as it is not identified as a 'rural residential location' within the RRS14, and the land comprises Class 2 and 3 highly productive land and so urban rezoning of that land must be avoided under the NPS-HPL.
- [105] We agree that is appropriate to reject this submission. In saying that we note that the submitters did not request to be heard at the Hearing.

**16 Other matters**

- [106] No other matters were brought to our attention.



Appendix 1: Recommended Amendments


**Note to readers:** Only provisions that have recommended amendments are included below. All other provisions remain as notified. Text proposed in Variation 1 is in blue font. Amendments recommended by the Section 42A Report author that have been adopted by the Hearing Panel are shown in strike out and underlining. Further or different amendments recommended by the Hearing Panel are shown in strike out, underlining and red font.

Amendments to the PDP Maps

The following spatial amendments are recommended to PDP Planning Maps:

Map Layer	Description of recommended amendment
Zone Layer	<p>Amend the PDP Planning Maps to rezone the properties from GRUZ to MRZ:</p> <ul style="list-style-type: none"><li>• Lots 1-6 and 19 DP 475510</li><li>• Lots 10-12, <del>13</del>-15 and 18 DP 483709</li><li>• Lots 1 and 11 DP 47839<sup>34</sup></li></ul> 

<sup>34</sup> V1-0093.001 BDRG (note Lot 13 DP 483709 is included by way of an amendment under clause 99(2)(b) of Schedule 1 of the RMA)

Map Layer	Description of recommended amendment
	<p>Amend the PDP Planning Maps to rezone the properties from GRUZ to MRZ:</p> <ul style="list-style-type: none"> <li>• Lots 1-3 DP 427521, Lot 9 DP 47839, Lot 1 DP 514579, Lots 10 and 14-15 DP 47839<sup>35</sup></li> </ul> 

<sup>35</sup> V1-0025.001 Yoursection



Map Layer	Description of recommended amendment
	<p>Amend the PDP Planning Maps to rezone the properties from GRUZ to MRZ:</p> <ul style="list-style-type: none"> <li>Part Lot 7 DP 47839 and Lot 2 DP 514579<sup>36</sup></li> </ul> 

<sup>36</sup> V1-0084.001 Applefields

Map Layer	Description of recommended amendment
	<p>Amend the PDP Planning Maps to rezone the properties from GRUZ to MRZ:</p> <ul style="list-style-type: none"> <li>• Lots 4 and 13 DP 47839<sup>37</sup></li> </ul> 

<sup>37</sup> V1-0116.001 Hughes

Map Layer	Description of recommended amendment
<b>Rural Density Overlay</b>	<p>Remove the Rural Density Overlay from:</p> <ul style="list-style-type: none"> <li>• Lots 1-6 and 19 DP 475510; Lots 10-12, 13-15 and 18 DP 483709; Lots 1 and 11 DP 47839<sup>38</sup></li> <li>• Lots 1-3 DP 427521, Lot 9 DP 47839, Lot 1 DP 514579, Lots 10 and 14-15 DP 47839<sup>39</sup></li> <li>• Part Lot 7 DP 47839 and Lot 2 DP 514579<sup>40</sup></li> <li>• Lots 4 and 13 DP 47839<sup>41</sup></li> </ul>
<b>Urban Growth Overlay</b>	<p>Remove the Urban Growth Overlay from:</p> <ul style="list-style-type: none"> <li>• Lots 1-6 and 19 DP 475510; Lots 10-12, 13-15 and 18 DP 483709; Lots 1 and 11 DP 47839<sup>42</sup></li> <li>• Lots 1-3 DP 427521, Lot 9 DP 47839, Lot 1 DP 514579, Lots 10 and 14-15 DP 47839<sup>43</sup></li> <li>• Part Lot 7 DP 47839 and Lot 2 DP 514579<sup>44</sup></li> <li>• Lots 4 and 13 DP 47839<sup>45</sup></li> </ul>
<b>Development Area Overlay</b>	<p>Insert a new Development Area for</p> <ul style="list-style-type: none"> <li>• Lots 1-6 and 19 DP 475510; Lots 10-12, 13-15 and 18 DP 483709; Lots 1 and 11 DP 47839<sup>46</sup> and Lots 4 and 13 DP 47839<sup>47</sup>, being identified as DEV-RO15</li> <li>• Lots 1-3 DP 427521, Lot 9 DP 47839, Lot 1 DP 514579, Lots 10 and 14-15 DP 47839<sup>48</sup>, being identified as DEV-RO16</li> <li>• Part Lot 7 DP 47839 and Lot 2 DP 514579<sup>49</sup>, being identified as DEV-RO17</li> </ul>

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<sup>38</sup> Consequential amendment following V1-0093.001 BDRG

<sup>39</sup> Consequential amendment following V1-0025.001 Yoursection

<sup>40</sup> V1-0084.001.003 Applefields

<sup>41</sup> Consequential amendment following V1-0116.001 Hughes

<sup>42</sup> Consequential amendment following V1-0093.001 BDRG

<sup>43</sup> Consequential amendment following V1-0025.001 Yoursection

<sup>44</sup> V1-0084.004 Applefields

<sup>45</sup> Consequential amendment following V1-0116.001 Hughes

<sup>46</sup> Consequential amendment following V1-0093.002 BDRG

<sup>47</sup> Consequential amendment following V1-0116.001 Hughes

<sup>48</sup> Consequential amendment following V1-0025.002 Yoursection

<sup>49</sup> Consequential amendment following V1-0084.001 Applefields

Amendments to the PDP Text

**Part 3 – Area Specific Matters**

Development Areas

DEV-RO15 – Rolleston 15 Development Area<sup>50</sup>

**Description of Amendments**

1. Insert a new ODP as follows, with consequential amendments, as outlined below to:
  - a. redraw for consistency with PDP symbology and update legend accordingly;
  - b. ensure that southern east-west road connects with the northern east-west road in DEV-RO16;
  - c. ensure that secondary roads connect with relevant roading in bordering ODP areas;
  - d. Include the land at 34 Nobeline Drive within the ODP area.

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<sup>50</sup> V1-0093.001 BDRG and V1-0116.001 Hughes





2. Insert a new ODP narrative, as follows:

**Context**

This Development Area is located on the north-eastern side of Rolleston township and has an area of approximately 57 ha. The Development Area is bounded by Lincoln Rolleston Road and Weedons Road. Nobeline Drive and Brendean Drive extend through the central portion of the area. The area directly adjoins DEV-RO12 and sits opposite DEV-RO10.

**Land Use**

The area shall achieve a minimum density of 15 households per hectare, averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved. The Medium Density Zone provides for various housing typologies and densities including medium density housing.

A Neighbourhood Centre is required in the general location shown on the ODP. The Neighbourhood Centre will provide for a maximum of 2,000m<sup>2</sup> of gross floor area to cater for local weekly and day-to-day retail requirements. Additional land is also required to accommodate the necessary access arrangements, car parking, landscaping and utilities to service the Neighbourhood Centre.

**Access and Transport**

The Development Area is bounded by Lincoln Rolleston Road and Weedons Road, both of which are classified as Arterial Roads. The CRETS Collector Road and the road connecting Weedons Road with DEV-RO12 will integrate DEV-RO15 with the Arterial network.

Residential development shall not occur within the Development Area until the following intersection upgrades are operational:

- (a) the Selwyn Road and Lincoln Rolleston Road intersection to form a roundabout;
- (b) the Selwyn Road and Weedons Road intersection to form a roundabout; and
- (c) the Lowes Road/Levi Drive/Masefield intersection to traffic signals.

Land within the Development Area may be required to be vested to Council for the purpose of intersection upgrading.

The pedestrian and cycling network ensure high levels of permeability within the development area along with high levels of connectivity with the wider pedestrian and cycle network.

**Open Space, Recreation and Community Facilities**

A minimum of two recreation reserves have been included within the development area. These reserves have been spatially distributed within the development area whilst remaining cognisant of reserve areas included in surrounding Development Areas.

The identification of two reserve areas on the ODP should not preclude the introduction of additional reserves in support of medium density housing areas.



The ODP does not identify a specific area for new education facilities, but some land may be required within the development area for such facilities. This will be determined in conjunction with the Ministry of Education.

**Servicing**

The underlying soils are relatively free-draining, and generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment, and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements.

The provision of potable water and waste water infrastructure to service the area shall align with the Council's respective masterplans, unless an alternative arrangement is made by the landowner/developer and approved by Council.

DEV-RO16 – Rolleston 16 Development Area<sup>51</sup>

## Description of Amendments

1. Insert a new ODP as follows, with consequential amendments, as outlined below to:
  - a. redraw for consistency with PDP symbology and update legend accordingly;
  - b. ensure that secondary roads connect with relevant roading in bordering ODP areas;

<sup>51</sup> V1-0025.002 Yoursection

2. Insert a new ODP narrative, as follows:

**Context**

This area comprises 24ha and is bound by Lincoln Rolleston Road to the west.

**Land Use**

The development area shall achieve a minimum of 15 households per hectare, averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved. The zoning framework supports a variety of site sizes to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum net density of 15 households per hectare for the overall area can be achieved, will be required. The site can support some higher density housing in proximity to the identified reserves. The criteria below should apply to consideration of any higher density areas:

- Ability to access future public transport provisions, such as bus routes;
- Access to community and neighbourhood facilities;
- Proximity to public green spaces;
- North-west orientation, where possible, for outdoor areas and access off southern and south-eastern boundaries is preferred;
- Distribution within blocks to achieve a mix of section sizes and housing typologies; and
- To meet the minimum 15hh/ha density requirement and development yield.

**Access and Transport**

The ODP provides for an integrated transport network incorporating:

- A primary road following an east-west alignment to form part of the Collector Road route specified in the 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS), and linking at Lincoln Rolleston Road to the primary road specified on the ODP for DEV-RO10, being Ed Hillary Drive, as a roundabout;
- A second primary road towards the southern end of the ODP area, linking to the main connector route identified on the ODP for DEV-RO11, being Lady Isaac Drive, formed as a roundabout;
- The primary road/Lincoln Rolleston Road intersection locations shall be generally where indicated on the ODP Plan but may be varied where required to ensure a direct linkage with DEV-RO10 and DEV-RO11 connector routes is achieved;
- An internal network with provision for connections to adjoining land
- Pedestrian and cycle connections to adjoining land to encourage viable alternative modes of transport to private motor vehicles.

Residential development shall not occur within the Development Area until the following intersection upgrades are operational:

- (a) the Selwyn Road and Lincoln Rolleston Road intersection to form a roundabout;
- (b) the Selwyn Road and Weedons Road intersection to form a roundabout; and
- (c) the Lowes Road/Levi Drive/Masefield intersection to traffic signals.

Land within the Development Area may be required to be vested to Council for the purpose of intersection upgrading.

Road connections have been designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The proposed road hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development.

The completion of the Primary Road/Collector Road, identified as part of the CRETS is proposed in the northern portion of the development area and further supports the integration of the site with the wider transport network. The Collector Road spans across several neighbourhoods and development areas on the southern boundary of the township. It is significant in supporting an east-west network function and it is part of an expanded ring road system for Rolleston.

Although the CRETS Collector Road is envisaged to cater for a large proportion of vehicle movements going through the area, it is not a high-speed corridor and is intended foremost to provide direct access to adjoining sites. To this end, it is envisaged that the CRETS Collector Road will interact with the adjacent neighbourhoods, rather than creating severance between them. Its streetscape and speed environment is expected to be similar to that of Lowes Road, which serves an important transport function for the northern portion of Rolleston. The southern primary road is to be treated similarly.

Frontage upgrades are to be provided along Lincoln Rolleston Road to encourage properties to front this road. The Lincoln Rolleston Road frontage is to be upgraded to an urban standard in accordance with the Engineering Code of Practice. A shared path for pedestrians and cyclists is required along the full length of the Lincoln Rolleston Road frontage.

The transport network for the area shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. This includes connection to an existing separated dedicated shared cycle and pedestrian path on the western side of Lincoln Rolleston Road. Secondary roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Adequate space must be provided within the tertiary road network for cyclists and to facilitate safe and convenient pedestrian movements.

The remaining road layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term interconnectivity is achieved once the area is fully developed. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access.

Elaborate 'gateways' and signature entries at the thresholds of the ODP area are to be avoided, to strengthen cohesion with adjacent areas.

#### **Open Space, Recreation and Community Facilities**

The ODP reflects and adds to the green network anticipated in the Rolleston Structure Plan. Three reserves are proposed across the development area. The largest will be located towards the northern extent of the development area and will form part of a linear east-west green corridor linking the area with the proposed neighbourhood centre notated on the DEV-RO10. Cycle and walk ways will be routed through this green space to activate the space and provide a high level of passive surveillance.

Higher density housing is to be located adjacent the reserves to promote a high level of amenity for that housing and compensate for any reduced private open space available to individual allotments.

**Servicing**

The underlying soils are relatively free-draining and infiltration to ground is generally the most appropriate means of stormwater disposal. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve networks where practicable.

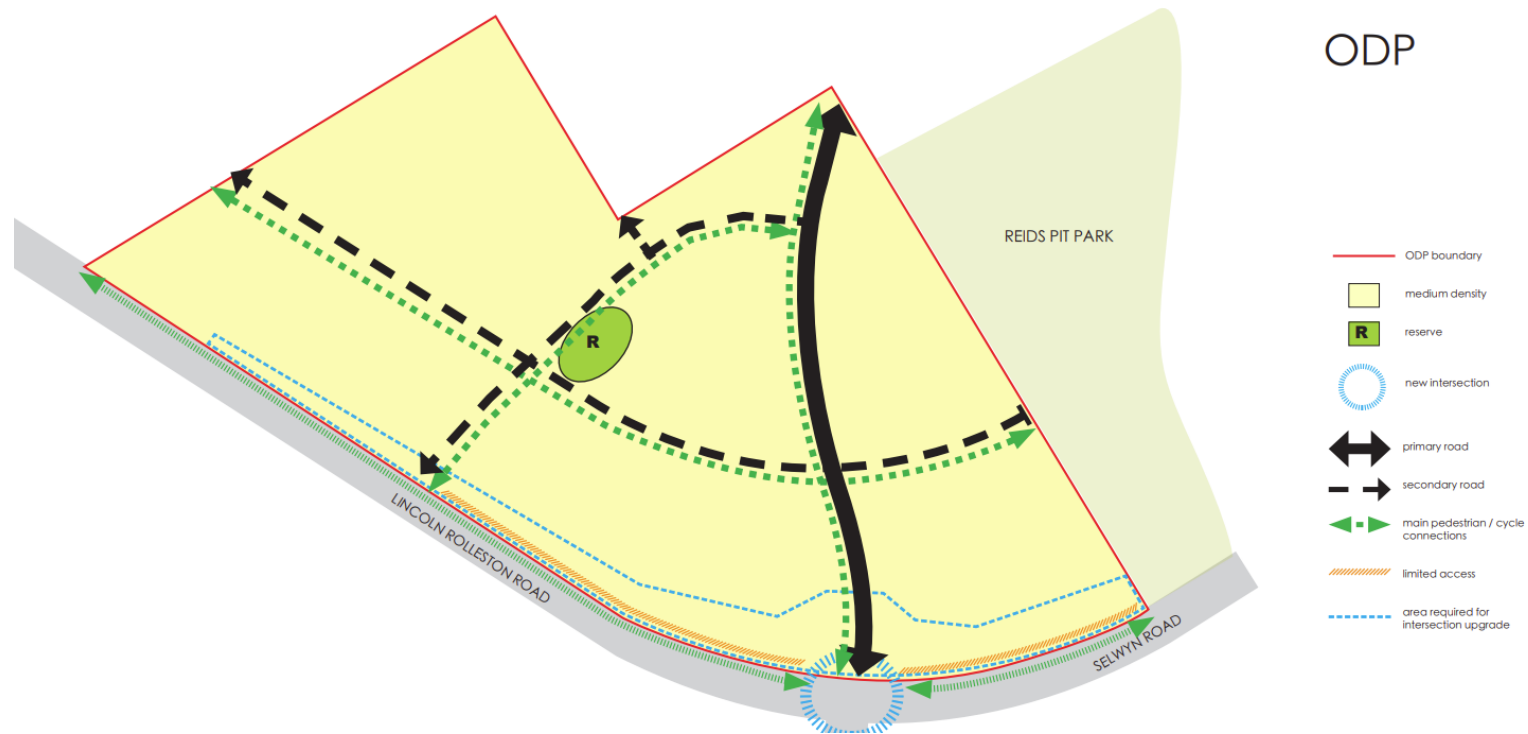
A gravity sewer connection will be required which will ultimately connect flow to a new off-site pump station that is to be constructed by Selwyn District Council. The exact location for connections, and any requirement for a temporary pump station to be established will be determined as part of the detailed development design.

The water reticulation will be an extension of the existing Rolleston water supply on Lincoln Rolleston Road.

DEV-RO17 – Rolleston 17 Development Area<sup>52</sup>

## Description of Amendments

1. Insert a new ODP as follows, with consequential amendments, as outlined below to:
  - a. redraw for consistency with PDP symbology and update legend accordingly

<sup>52</sup> V1-0084.002 Applefields

2. Insert a new ODP narrative, as follows:

### **Context**

This area comprises 6.2 hectares, located at the corner of Lincoln Rolleston Road and Selwyn Road. The area forms part of a larger triangular Future Development Area that is bounded by Lincoln Rolleston Road, Weedons Road and Nobeline Drive. Across Lincoln Rolleston Road, land is zoned for residential purposes, including a proposed neighbourhood centre.

### **Land Use**

The development area shall achieve a minimum net density of 15 households per hectare, averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved. The medium density zoning framework supports a variety of site sizes to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum net density of 15 households per hectare for the overall area can be achieved, will be required.

Areas with the highest density are to be co-located with the central green space to maximise the use of the open space and provide a high amenity for residents. The MRZ allows for the inclusion of local community based or educational activities to be included if required.

### **Assess and Transport**

An important aspect of the ODP is to ensure the development is well connected to, and integrates with, the rest of the future development area. This will enable future residents to safely access community facilities and open space through a range of transport options. Other destinations including schools, sport facilities, and community facilities are located either within the town centre or around Foster Park, which can be reached via a very direct route using Lincoln Rolleston Road. Several vehicular links as well as additional cycle and pedestrian connections to the future development areas to the north and east are indicated on the ODP to ensure connectivity with the wider development areas.

Residential development shall not occur within the Development Area until the following intersection upgrades are operational:

- (a) the Selwyn Road and Lincoln Rolleston Road intersection to form a roundabout;
- (b) the Selwyn Road and Weedons Road intersection to form a roundabout; and
- (c) the Lowes Road/Levi Drive/Masefield intersection to traffic signals.

Land within the Development Area may be required to be vested to Council for the purpose of intersection upgrading.

The ODP has a clear road hierarchy. The primary road traversing the ODP will have a greater road reserve width than other roads with a greater sense of spaciousness and will allow for larger tree planting and the inclusion of a separate shared cycle and walkway, and also recognise that any development in the wider area may find this an attractive route (meaning that traffic volumes may be greater). This road should also be designed to a standard to facilitate public transport routes (bus). Secondary roads will have a lesser road reserve width but still allow tree planting to both sides of the road. Local roads will provide a further finer grain distribution to the layout but are not shown on the ODP to retain a level of flexibility. Pedestrian and cycle paths, providing an interconnected network, with adjoining neighbourhoods, complete the hierarchy.

The Lincoln Rolleston Road and Selwyn Road frontages are to be upgraded to an urban standard in accordance with the Engineering Code of Practice. A shared path for pedestrians and cyclists is required along the full length of these frontages, providing a connection between the township and Reids Pit.

**Open Space, Recreation, and Community Facilities**

The ODP shows a local reserve of approximately 3000m<sup>2</sup> which is anticipated to provide play equipment, space for ball games and passive recreation. Details of the final area, design and location will be determined at the subdivision consenting stage.

Additional smaller pocket parks and green spaces will be introduced as required. Size and location of these smaller open spaces will be determined at detailed design stage to ensure they are co-located with comprehensively designed medium density environments.

There is an opportunity to integrate the collection, treatment and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths will also be required to integrate into the open space reserves and green links to ensure a high level of connectivity is achieved, and to maximise the utility of the public space. Council's open space requirements cited in the Long-Term Plan and Activity Management Plans will be adhered to during subdivision design.

**Servicing**

The underlying soils are relatively free-draining and infiltration to ground is generally the most appropriate means of stormwater disposal. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve networks where practicable.

A gravity sewer connection will be required which will ultimately connect flow to a new off-site pump station that is to be constructed by Selwyn District Council. The exact location for connections, and any requirement for a temporary pump station to be established will be determined as part of the detailed development design.

The water reticulation will be an extension of the existing Rolleston water supply on Lincoln Rolleston Road.



**Appendix 2: List of Appearances and Tabled Evidence**

Sub #	Submitter	Author	Role
V1-0025	Yoursection	Amanda Dewar Kim Seaton Andrew Metherell	Counsel Planning Transport
V1-0053 V1-0089	Four Stars Development Gould Developments Ltd	Gerard Cleary Fiona Aston	Counsel Planning
V1-0065	Christchurch International Airport Ltd	Jo Appleyard Felicity Hayman Laurel Smith Darryl Millar	Counsel Representative Acoustics Planning
V1-0084	Applefields <sup>53</sup>	Ivan Thomson Andy Carr Iris Xu Nicole Lauenstein	Planning Transport Odour Urban design
V1-0093 V1-0116	Brendon Drive Rezoning Group <sup>54</sup> Hughes Developments Ltd	Gerard Cleary Fraser Colegrave Andy Carr Mark Brown	Counsel Economics Transport Planning
V1-0111 PCV1-0027	Foodstuffs	Alex Booker Rebecca Parish Mark Allan Anita Collie Fraser Colegrave Tony Milne Andrew Smith Bernard Johnston Dave Compton-Moen Andrew Metherell Rob Hay	Counsel Company Planning Planning Economics Landscape Architecture Architecture Urban Design Transport Acoustic
V1-0114	CSI and RWRL	Jo Appleyard Fraser Colegrave Greg Akehurst Jeremy Phillips	Counsel Economics Economics Planning

<sup>53</sup> In response to Minute 1, evidence was also provided by Fraser Colegrave but as we had no questions for him, he did not attend the Hearing

<sup>54</sup> In response to Minute 1, evidence was also provided by Patricia Harte, Jamie Verstappen and Fraser Colegrave but as we had no questions for them, they did not attend the Hearing.