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# ADDENDUM TO THE S42A REPORT FOR HEARING 30.8

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**DATE:** 9 March 2023

**HEARING:** Eastern Selwyn CMUZ and GIZ Rezoning

**HEARING DATE:** 14 March 2023

**PREPARED BY:** Jessica Tuilaepa – Senior Policy Planner

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## Introduction

The purpose of this report is to provide a written update of changes made to correct errors or to provide clarification of any issues identified in the section 42A report for the Eastern Selwyn CMUZ and GIZ rezoning since it was published on 10 February 2023. Changes are reflected using a double underline or a double strikethrough.

## Changes, Reasons and Submitters Affected

Error or issue requiring clarification	Page No. of s42A report	Affected submission point
<p>A recommendation<sup>1</sup> from independent Commissioner David Caldwell to approve the rezoning the PC80 site was received by Council on 16 February 2023. Commissioner Caldwell, based on the site-specific evidence provided through the hearing process concluded that there is need for additional industrial land in Rolleston and the PC80 proposal would provide that and that the 18ha of land identified as HPL are indeed HPL, however, there is evidence to demonstrate the proposal meets the threshold tests in clause 3.6 of the NPS-HPL which relates to rezoning land.</p> <p>The information I originally considered to be missing when assessing the original submission on the PDP has since been provided to Council and in light of Councillors approving<sup>2</sup> of the Commissioners Recommendation for PC80, I have reassessed the proposal against the Business Land Framework and have amended the relevant pages of the s42a report and appendices as directed in Minute 43.</p>	<ul style="list-style-type: none"><li>• Pages 23-30 of the s42A Report</li><li>• pages 87, 93 and 94 of Appendix 1 to the s42A Report</li><li>• Replace Appendix 2 to the s42A report in its entirety</li></ul>	<ul style="list-style-type: none"><li>- DPR-0392.007 CSI Property Limited</li><li>- DPR-0032.FS392 CCC</li><li>- DPR-0137.001 Pinedale Enterprises Ltd &amp; Kintyre Pacific Holdings Ltd</li><li>- DPR-0032.FS095 CCC</li><li>- DPR-0032.FS299 RWRL</li></ul>

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<sup>1</sup> Link to [PC80 Recommendation](#) 16 February 2023

<sup>2</sup> Link to [Agenda](#) 8 March 2023, Council's decision to approve will be published in the associated minutes of the meeting which were not available at the time this addendum was published.

## Amendments to s42A Report

## Appendix 2: Recommended amendments

The following spatial amendments are recommended to PDP Planning Maps:

Map Layer	Description of recommended amendment
TCZ Map	<p>Amend the Planning maps to rezone the following land parcels in Rolleston to TCZ:</p> <ul style="list-style-type: none"> <li>• 6 and 10 Brookside Road (Lot 1 DP 507294)</li> <li>• 7 Brookside Road (Lot 6 Blk II DP 307)</li> <li>• Brookside Road (Lot 7 Blk II DP 307)</li> <li>• 3 Brookside Road (Lot 6 Blk II DP 307)</li> <li>• 6 Tennyson Street (Lot 2 Blk II DP 307)</li> <li>• 8 Tennyson Street (Lot 1 DP 28343)</li> <li>• 4 Brookside Road (Lot 15 Blk 1 DP 307)</li> <li>• Unknown - Brookside Road (Lot 14 Blk 1 DP 307)</li> <li>• 8 Brookside Road (Lot 2 DP 72278)</li> <li>• 10A-10C Brookside Road (Lot 1 DP 508250)</li> <li>• 10D Brookside Road (Lot 4 DP 307924), (Lot 5 DP 307924), (Lot 1 DP 505348).<sup>1</sup></li> </ul>
LCZ Map	<ul style="list-style-type: none"> <li>• Amend the Planning Maps to rezone the BP site and 21-23 Corriedale Lane LCZ to the extent depicted in the proposed ODP with the ROW servicing the sites retaining the zoning as notified.<sup>2</sup></li> </ul>
LFRZ Map	<ul style="list-style-type: none"> <li>• Amend the Planning Maps to rezone rezoning the entirety of the LFRZ site in Rolleston LFRZ.<sup>3</sup></li> </ul>
GIZ Map	<ul style="list-style-type: none"> <li>• Amend the Planning Maps to rezone the PC66 site in Rolleston to General Industrial Zone<sup>4</sup></li> <li>• Amend the Planning Maps to rezone the PC80 Site in Rolleston to General Industrial Zone<sup>5</sup></li> </ul>
Commercial Precinct Overlay	<ul style="list-style-type: none"> <li>• Insert PRECX over the BP site and 21-23 Corriedale Lane in West Melton to LCZ.<sup>6</sup></li> </ul>
Industrial Precinct Overlay	<ul style="list-style-type: none"> <li>• Amend the Planning Maps to include the PC66 land in Rolleston as "Area 3" of PREC6.<sup>7</sup></li> </ul>

<sup>1</sup> DPR-0135.001, 002 Lilley Family Trust

<sup>2</sup> DPR-0118.001, 002 -Diane & Andrew Henderson

<sup>3</sup> DPR-0384.001 RIHL and DPR-0384.001 RIDL

<sup>4</sup> DPR-0363.001 IRHL

<sup>5</sup> DPR-0392.007 CSI Property Ltd and DPR-0137.001 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

<sup>6</sup> DPR-0118.001, 002 Diane & Andrew Henderson

<sup>7</sup> DPR-0363.001-IRHL

	<ul style="list-style-type: none"> <li>• Amend the Planning Maps to include the PC80 site in Rolleston as PREC9.<sup>8</sup></li> </ul>
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## LCZ CHAPTER

Insert proposed ODP for West Melton PRECX as LCZ-SCHED1

LCZ-SCHED1 – Outline Development Plans <sup>9</sup>
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<sup>8</sup> DPR-0392.007 CSI Property Ltd and DPR-0137.001 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

<sup>9</sup> DPR-0118 001, 002-Diane & Andrew Henderson



	<p>...</p> <p>Where this activity complies with the following rule requirements:</p> <p>...</p> <p>GIZ-REQ11 Sequencing<sup>10</sup></p>	
<b>GIZ-R4<sup>11</sup></b>	<b>Industrial Activities</b>	
	<p><u>Activity status: PER</u></p> <p><u>1. Any industrial activity,</u></p> <p><u>Where:</u></p> <p>a. The industrial activity is not specified in GIZ-Schedule 1 – Offensive Trades;  <del>b. If located within the Rolleston Industrial Precinct PREC6, the industrial activity is not a scrap yard, including automotive dismantling or wrecking yard or scrap metal yard,</del>  <del>c. If located in the Leeston Industrial Precinct PREC8, the industrial activity is not a wet industry.<sup>43</sup></del></p> <p><b>And this activity complies with the following rule requirements:</b>  GIZ-REQ1 Servicing  GIZ-REQ7 Outdoor storage  GIZ-REQ8 Impermeable surfaces  <u>GIZ-REQ11 Sequencing<sup>13</sup></u>  <u>GIZ-REQ12 Hours of operation<sup>14</sup></u></p>	<p><b>Activity status when compliance not achieved:</b>  2. When compliance with GIZ-R4.1. <del>a. or GIZ-R4.1.b.</del> is not achieved: DIS  <del>3. When compliance with GIZ-R4.1.c. is not achieved: RDIS<sup>45</sup></del>  4. When compliance with any rule requirement listed in this rule is not achieved: Refer to GIZ-Rule Requirements</p> <p><b>Matters for discretion:</b>  5. The exercise of discretion in relation to GIZ-R4.3. is restricted to the following matters:</p> <p><del>a. The impact of the wet industry on wastewater infrastructure, taking into account the capacity required for permitted development of the full PREC8 (Leeston Industrial Precinct);</del>  b. Any upgrades required to wastewater infrastructure to cater for the development.<sup>46</sup></p>
<b>PREC6</b>	<p><u>Activity status: PER</u></p> <p><u>A. Any industrial activity.</u></p>	<p><b>Activity status when compliance not achieved:</b>  <u>B. When compliance with GIZ-R4.A. is not achieved: DIS<sup>18</sup></u></p>

<sup>10</sup> DPR-0363.001-IRHL

<sup>11</sup> Cl 16(2) amendment, restructure GIZ-R4 for consistency and clarity.

<sup>12</sup> Cl 16(2) amendment, restructure GIZ-R4 for consistency and clarity.

<sup>13</sup> DPR-0363.001-IRHL

<sup>14</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>15</sup> Cl 16(2) amendment, restructure GIZ-R4 for consistency and clarity.

<sup>16</sup> Cl 16(2) amendment, restructure GIZ-R4 for consistency and clarity.

<sup>18</sup> Cl 16(2) amendment, restructure GIZ-R4 for consistency and clarity.

	<p><u>Where:</u></p> <p>a. the industrial activity is not a scrap yard, including automotive dismantling or wrecking yard or scrap metal yard.<sup>17</sup></p>	
<b>PREC8</b>	<p><u>Activity status: PER</u></p> <p><u>C. Any industrial activity.</u></p> <p><u>Where:</u></p> <p>a. the industrial activity is not a wet industry.<sup>19</sup></p>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>D. When compliance with GIZ-R4.C. is not achieved: RDIS</u></p> <p><u>Matters for discretion:</u></p> <p><u>E. The exercise of discretion in relation to GIZ-R4.D. is restricted to the following matters:</u></p> <p>a. The impact of the wet industry on wastewater infrastructure, taking into account the capacity required for permitted development of the full PREC8 (Leeston Industrial Precinct).</p> <p>b. Any upgrades required to wastewater infrastructure to cater for the development.<sup>20</sup></p>
<b>PREC9</b>	<p><u>Activity status: PER</u></p> <p><u>F. Any industrial activity listed in GIZ-Schedule X Specified Activities:</u></p> <p><u>Where:</u></p> <p>a. the industrial activity is set back a minimum of 500m of the Walkers Road boundary of Rolleston Prison.<sup>21</sup></p>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>G. When compliance with GIZ-R4.F. is not achieved: DIS<sup>22</sup></u></p>
<b>GIZ-R5</b>	<b>Trade Retail and Trade Supply Activities</b>	

<sup>17</sup> CI 16(2) amendment, restructure GIZ-R4 for consistency and clarity.

<sup>19</sup> CI 16(2) amendment, restructure GIZ-R4 for consistency and clarity.

<sup>20</sup> CI 16(2) amendment, restructure GIZ-R4 for consistency and clarity.

<sup>21</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>22</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

	<sup>23</sup> <a href="#">GIZ -REQ12 Hours of operation</a>	...
<b>GIZ-R6</b>	<b>Automotive Activities</b>	
	<sup>24</sup> <a href="#">GIZ -REQ12 Hours of operation</a>	...
<b>GIZ-R7</b>	<b>Research Activities</b>	
	<sup>25</sup> <a href="#">GIZ -REQ12 Hours of operation</a>	...
<b>GIZ-R8</b>	<b>Retail Activities</b>	
	<sup>26</sup> <a href="#">GIZ -REQ12 Hours of operation</a>	...
<b>GIZ-R9</b>	<b>Food and Beverage Activities</b>	
	<sup>27</sup> <a href="#">GIZ -REQ12 Hours of operation</a>	...
<b>GIZ-R10</b>	<b>Office Activities</b>	
	<sup>28</sup> <a href="#">GIZ -REQ12 Hours of operation</a>	...
<b>GIZ-REQ4</b>	<b>Setbacks</b>	
GIZ excluding PREC6, PREC7, and	...	...

<sup>23</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>24</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>25</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>26</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>27</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>28</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.



PREC8 <sup>29</sup> and PREC9 <sup>30</sup>		
PREC6 <sup>30</sup> and PREC9 <sup>30</sup>	...	...
<b>GIZ-REQ5</b>	<b>Landscaping – Road Boundaries</b>	
GIZ excluding PREC6, PREC7, and PREC8 and PREC9 <sup>31</sup>	...	...
PREC6	<p>4. Prior to the erection of any principal building, a landscaping strip of at least 3m width shall be provided along the road frontage of the site, excluding where specified in GIZ-REQ5.7. or GIZ-REQ5.8. or GIZ-REQ5.10. below.</p> <p>...</p> <p><u>10. Along the frontage of Maddisons Road Area 3, a landscaping strip shall be provided along the road frontage of the site, which <sup>32</sup>:</u></p> <p><u>a. At the time of planting, shall be a minimum height of 1m and at a maximum spacing of 3m; and <sup>33</sup></u></p> <p><u>b. Shall achieve, once matured, a minimum width of 2.5m and a minimum height of 6.5m, <sup>34</sup></u></p> <p><u>c. Shall consist of one or more species of Cupressus macrocarpa; macrocarpa, cupressus × leylandii; leyland cyprus, pinus radiata; pine, dacrycarpus dacrydioides; kahikatea and/or podocarpus totara; totara. <sup>35</sup></u></p>	<p>Activity status where compliance is not achieved:</p> <p><del>10.</del> 12. When compliance with any of GIZ*REQ5.4., GIZ*REQ5.5., GIZ*REQ5.6., GIZ*REQ5.7., GIZ-REQ5.8., or GIZ-REQ5.9., <u>GIZ*REQ5.10 or GIZ-REQ11 <sup>37</sup></u> is not achieved: DIS</p>

<sup>29</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>30</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>31</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>32</sup> DPR-0363.001-IRHL

<sup>33</sup> DPR-0363.001-IRHL

<sup>34</sup> DPR-0363.001-IRHL

<sup>35</sup> DPR-0363.001-IRHL

<sup>37</sup> DPR-0363.001-IRHL

	11. Along the frontage of Maddisons Road Area 3, a landscape bund a minimum height of 2.5m shall be provided along the road frontage of the site. <sup>36</sup>	
PREC9 <sup>38</sup>	<p>19. Prior to the erection of any principal building, a landscaping strip of at least 3m width shall be provided along the road frontage of the site, excluding where specified in GIZ-REQ5.23 below.<sup>39</sup></p> <p>20. The landscaping required in GIZREQ5.19 above shall consist only of those species listed in APP4 - Landscape Planting, and for each allotment shall include:</p> <p>a. A minimum of two trees from Group A for every 10m of road. For boulevard roads the species selected shall match any Group A species in the adjacent road reserve.</p> <p>i. At least 35% of the landscaping strip shall be planted in species from Group C</p> <p>ii. At least 10% of the landscaping strip shall be planted in species from Group D</p> <p>b. All plants shall be of the following maximum spacings:</p> <p>i. Group B and Group C – 1.5 metre centres</p> <p>ii. Group D – 700mm centres</p> <p>c. All new planting areas shall be mulched<sup>40</sup></p> <p>21. No fences or structures shall be erected within the 3-metre landscaping strip required in GIZREQ5.19 above.<sup>41</sup></p> <p>22. Footpaths may be provided within the 3m landscape strip required in GIZ-REQ5.19. above, provided that they are:</p> <p>a. No more than 1.5m in width; and b. Generally, at right angles to the road frontage.<sup>42</sup></p>	<p><b>Activity status where compliance is not achieved: 24.</b></p> <p>When compliance with any of GIZREQ5.19., GIZREQ5.20., GIZ-REQ5.21., GIZ-REQ5.22. or GIZREQ5.23 is not achieved: DIS<sup>43</sup></p>

<sup>36</sup> DPR-0363.001-IRHL

<sup>38</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>39</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>40</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>41</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>42</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>43</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

	<p>23. Along the frontage with Two Chain Road:</p> <p>a. a 15m wide landscape strip shall be created consisting of:</p> <p>i. A landscape strip of 5m width incorporating the retention and supplementation of existing shelterbelts (except where access is required) within 3m of the road boundary. Where existing gaps occur, tree species of either <i>Cupressus macrocarpa</i>, Leyland cypress or <i>Pinus Radiata</i> (minimum 600mm high at the time of planting) are to be planted at 3.0m centres. Trees shall be maintained, at maturity, at a minimum height of 8m.</p> <p>ii. Provision for maintenance access on the southern side of the retained shelterbelts.</p> <p>iii. Construction of a 2.5m high earth bund with a northern slope of 1:3. The southern slope may be between 1:1 and 1:4.</p> <p>iv. Planting of two rows of native plants on the upper section of the northern slope, and the top, of the earth bund. The rows shall be 2m apart, with plants at 1.5m centres and alternative offsets to create a dense native belt 3-5m in height. The plant species shall be selected from <i>Kunzea ericoides</i>, <i>Pittosporum tenuifolium</i>, <i>Pittosporum eugenioides</i>, <i>Phormium tenax</i>, and <i>Pseudopanax arboreus</i>. The plants are to be 0.5L pots with a minimum height of 300mm at the time of planting.</p> <p>v. All landscaping shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.</p>	
<b>GIZ-REQ6</b>	<b>Landscaping – Internal Boundaries</b>	
PREC6	<p>4. Prior to erection of any principal building, where a site adjoins the area along the common boundary of the General Industrial Zone and the General Rural Zone that is identified in Rolleston Industrial Precinct PREC6 as Landscape Treatment Area 1 or 4, landscaping shall be established for the full distance along the General Industrial Zone side of the common boundary as follows:</p> <p>a. at the time of planting, the landscaping shall be a minimum height of 1m and at a maximum spacing of 3m; and</p> <p>b. in Landscape Treatment Area 1 the landscaping shall achieve, once matured, a minimum width of 5m and a minimum height of 6.5m; or</p>	<p>Activity status where compliance is not achieved:</p> <p>6 7. When compliance with any of GIZ-REQ6.4. or GIZ-REQ6.5. or GIZ-REQ6.6<sup>47</sup> is not achieved: DIS</p>

<sup>47</sup> DPR-0363.001-IRHL

	<p>c. in Landscape Treatment Area 4 the landscaping shall achieve, once matured, a minimum width of 2.5m<sup>44</sup> and a minimum height of 6.5 m<sup>45</sup>; and Activity status where compliance is not achieved:</p> <p>d. the landscaping shall consist of one or more species of Cupressus macrocarpa; macrocarpa, cupressus × leylandii; leyland cyprus, pinus radiata; pine, dacrycarpus dacrydioides; kahikatea and/or podocarpus totara; totara.</p> <p>5. Where a site adjoins a Rural Zone and is not subject to GIZ-REQ6.7. above, prior to erection of any principal building, a minimum 3m wide landscape strip shall be established and maintained along the boundary. The landscaping shall be a shelterbelt species capable of reaching at least 10m in height.</p> <p>6. Within Area 3 where the site adjoins a Rural Zone, prior the erection of any principal building, a landscape bund a minimum height of 2.5m shall be provided along the full length of the site boundary.<sup>46</sup></p>	
PREC9	<p>9. Prior to the erection of any principal building adjoining the common boundary of PREC9 and the railway reserve, the area between the principal building and the common boundary shall be landscaped to the following standards:</p> <p>a. Trees shall be planted along the PREC9 side of the common boundary, except across any rail sidings, or where unobstructed sight lines to and from any rail siding is required.</p> <p>b. The landscaping shall achieve, once matured, a minimum width of 5 metres and a minimum height of 8 metres.</p> <p>c. At the time of planting, trees shall be a minimum height of 2 metres, and at a maximum spacing of 3 metres, or 5 metres if the species is oak.</p> <p>d. The trees planted shall consist of one or more of the following species: Oak, Macrocarpa, Leyland cypress, Radiata pine, Totara.</p>	<p>Activity status where compliance is not achieved: 10.</p> <p>When compliance with any of GIZ-REQ6.9 is not achieved: DIS</p>
GIZ-REQ11	Sequencing <sup>48</sup>	
PREC6 'AREA 3' <sup>49</sup>	<p>1. No building shall be occupied within Area 3 of GIZ-PREC6 until:</p> <p>i. the over bridge of State Highway 1 between Rolleston Drive and Jones Road is operational; and</p>	... NC

<sup>44</sup> DPR-0363.001-IRHL

<sup>45</sup> DPR-0363.001-IRHL

<sup>46</sup> DPR-0363.001-IRHL

<sup>48</sup> DPR-0363.001-IRHL

<sup>49</sup> 001-IRHL and 007-CSI Property Ltd and DPR-0137 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

	<p>ii. vehicular access is provided between the PORTZ (Lot 2 DP 475847) and a legal road within Area <sup>50</sup></p> <p>2. Such access shall be secured via a right of way easement in favour of Lot 2 DP 475847 and/or a direct connection from Lot 2 DP 475847 to a legal road vested in Council. <sup>51</sup></p>	
<u>PREC9</u>	<p>5. No building shall be constructed within PREC9 until: <sup>52</sup></p> <p>i. the State Highway 1/Walkers Road/Dunns Crossing Road intersection is upgraded as a double lane roundabout, and the Walkers Road intersection with Runners Road is realigned; and <sup>53</sup></p> <p>ii. Walkers Road between State Highway 1 and Two Chain Road is upgraded to an arterial standard, inclusive of a flush median on Walkers Road; and <sup>54</sup></p> <p>iii. Two Chain Road is widened between Walkers Road and Jones Road to a Rural Arterial Road standard and Two Chain Road/Wards Road intersection realigned; and <sup>55</sup></p> <p>iv. Either a primary road link is operational within PREC9, linking Two Chain Road and Walkers Road or the intersection of Two Chain Road and Walkers Road is upgraded to a roundabout; and <sup>56</sup></p> <p>v. The Two Chain Road rail level crossing is upgraded to include barrier arms. <sup>57</sup></p>	<p><b>Activity status where compliance is not achieved:</b></p> <p>6. When compliance with any of GIZ-REQ11.5 is not achieved: NC <sup>58</sup></p>
<u>GIZ-REQ12</u>	<u>Hours of Operation</u>	
<u>PREC9</u>	<p>1. For any activity within 150m of the Walkers Road boundary of Rolleston Prison, no activity shall operate between the hours of 10.00pm and 7.00am <sup>59</sup></p>	<b>Activity status where compliance is not achieved:</b>

<sup>50</sup> DPR-0363.001-IRHL

<sup>51</sup> DPR-0363.001-IRHL

<sup>52</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>53</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>54</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>55</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>56</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>57</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>58</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>59</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

		<p>2. When compliance with any of GIZ-REQ12.1 is not achieved: RDIS <sup>60</sup></p> <p><b>Matters for discretion</b></p> <p>3. The exercise of discretion in relation to GIZ-REQ12.2 is restricted to the following matters:</p> <p>a. GIZ-MAT8 <sup>61</sup></p>
GIZ-MAT8	Hours of operation <sup>62</sup>	
	1. Any actual or potential noise effects on Rolleston Prison and people residing within the prison. <sup>63</sup>	

GIZ-SCHEDULEX – Specified Activities	
PREC9	<p>1. cement manufacture; or</p> <p>2. hot mix, asphalt paving manufacture; or</p> <p>3. glass or fibreglass manufacture; or</p> <p>4. foundry processes, electroplating works, melting of metal, steel manufacture and galvanising; or</p> <p>5. manufacture of hardboard, chipboard or particle board; or</p> <p>6. timber treatment; or</p> <p>7. chemical fertiliser manufacture; or</p> <p>8. waste incineration; or</p> <p>9. crematorium; or</p> <p>10. timber processing, including sawmills and wood chipping; or</p> <p>11. tyre storage and shredding; or</p>

<sup>60</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>61</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>62</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

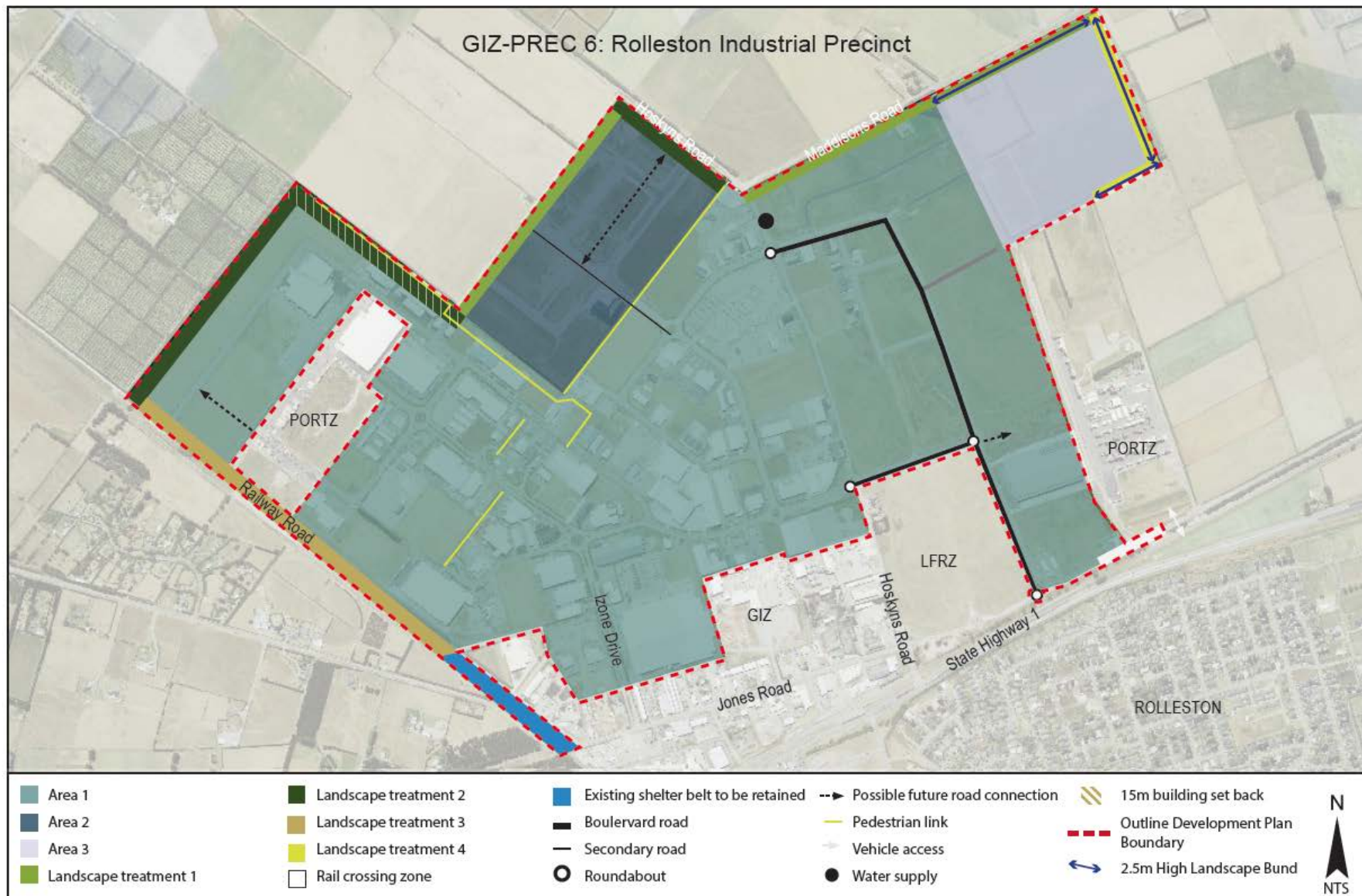
<sup>63</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

	12. <u>commercial composting other than a Waste and Diverted Material Facility</u> . <sup>64</sup>
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Insert amended ODP for PREC6 and new ODP for PREC9 in GIZ-SCHED2

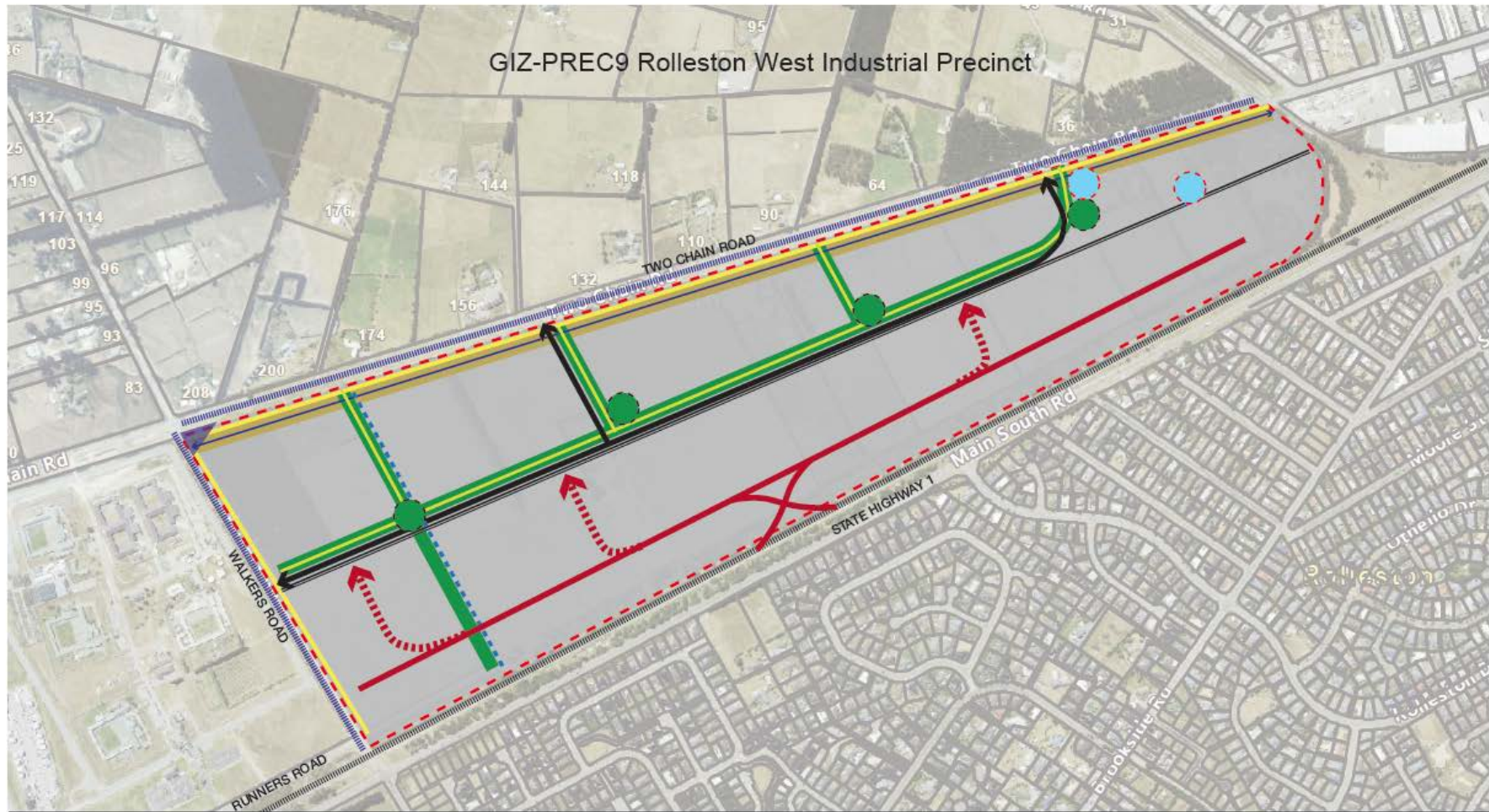
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<sup>64</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.





# GIZ-PREC9 Rolleston West Industrial Precinct



GIZ - PREC9	Pedestrian / Cycle Path	2.5m High Landscape Bund	Node including seating and landscaping (area and location indicative)
Landscape Treatment 5 (Retain Shelter Belt, no individual property access)	Indicative Primary Road	Indicative Rail Spurs into Warehouses	Wet area for further investigation at the time of subdivision
Green link	Indicative Rail Siding Infrastructure	Extent of Rail Infrastructure (no sidings or spurs to extend beyond this point)	Extent of Road Frontage Upgrade
Green link including shared pedestrian / cycle path	Outline Development Plan Area	Existing Water Race Retained	Intersection Upgrade (area shown is indicative)

## TRAN CHAPTER

TRAN-REQ2	Vehicle crossing access restrictions	
PREC6	<p>6. The vehicle crossing is not formed:</p> <ul style="list-style-type: none"> <li>a. directly onto Hoskyns Road within Area 2 in the Rolleston Industrial Precinct PREC6; or</li> <li>b. within Railway Road within Area 1 in the Rolleston Industrial Precinct PREC6; or</li> <li>c. directly onto Maddisons Road within Area 3 in the Rolleston Industrial Precinct PREC6.</li> </ul>	<p>Activity status where compliance is not achieved:</p> <p>7. When compliance with any of TRAN-REQ2.6.a is not achieved: RDIS</p> <p>8. When compliance with any of TRAN-REQ2.6.b is not achieved: DIS</p> <p>9. When compliance with any of TRAN-REQ2.6.c is not achieved: RDIS Matters for discretion</p> <p><b>910.</b> The exercise of discretion in relation to TRAN-REQ2.7 and TRAN-REQ2.9 is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>a. TRAN-MAT6 Landscape treatment strip protection</li> </ul>
<u>PREC9</u>	<u>14. The vehicle crossing is not formed directly to Two Chain Road, Runners Road or Walkers Road (north of the primary road intersection) from the area identified in Rolleston West Industrial Precinct PREC9.</u> <sup>65</sup>	<p><b><u>Activity status where compliance is not achieved:</u></b></p> <p><u>15. When compliance with any of TRAN-REQ2.14 is not achieved: RDIS</u></p> <p><b><u>Matters for discretion</u></b></p> <p><u>16. The exercise of discretion in relation to TRAN-REQ2.15 is restricted to the following matters:</u></p>

<sup>65</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

		<p>a. <u>TRAN-MAT2 Vehicle Crossings and Accessways</u> <sup>66</sup></p> <p>b. for Two Chain Road only, <u>TRAN-MAT6 Landscape treatment strip protection</u> <sup>67</sup></p>
<u>PRECX</u>	<p>A. <u>No access to commercial premises directly from the existing ROW off Corriedale Lane into the area identified as PRECX.</u></p> <p>B. <u>Access to SH73 directly from PRECX is left in/left out only</u> <sup>68</sup></p>	<u>Activity status where compliance is not achieved: NC</u>
TRAN-REQ7	Accessway design and formation	
... GIZ ...	<p>1. Accessway(s) shall:</p> <p>a. be formed to comply with the design requirements listed in TRAN-TABLE3 and illustrated in TRAN-DIAG4; and</p> <p>b. have a minimum height clearance of 4.5m; and</p> <p>c. not directly access to:</p> <p>i. Railway Road from the area identified in Rolleston Industrial Precinct PREC6; or</p> <p>ii. Hoskyns Road from the area identified as Area 2 in Rolleston Industrial Precinct PREC6; <u>or</u></p> <p>iii. <u>Maddisons Road from the area identified as Area 3 in Rolleston Industrial Precinct PREC6; <sup>69</sup> or</u></p> <p>iv. <u>Two Chain Road, Runners Road or Walkers Road (north of the primary road intersection) from the area identified in Rolleston West Industrial Precinct PREC9; <sup>70</sup></u></p>	<p>Activity status where compliance is not achieved:</p> <p>2. When compliance with TRAN-REQ7.1.a or TRAN-REQ7.1.b is not achieved: RDIS</p> <p><u>3. When compliance with TRAN-REQ7.a.c.iii or TRAN-REQ7.a.c.iv is not achieved: RDIS</u> <sup>71</sup></p> <p><del>3</del> <u>4.</u> When compliance with TRAN-REQ7.1.c.i or .ii is not achieved: NC</p> <p>Matters for discretion</p> <p><u>45.</u> The exercise of discretion in relation to TRAN-REQ7.2 is restricted to the following matters:</p> <p>a. TRAN-MAT2 Vehicle crossings and access</p>

<sup>66</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>67</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>68</sup> DPR-0118.001, 002-Diane & Andrew Henderson

<sup>69</sup> DPR-0363.001-IRHL

<sup>70</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>71</sup> DPR-0363.001-IRHL and 007-CSI Property Ltd and DPR-0137 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

		<p>56. The exercise of discretion in relation to TRAN-REQ7.3 is restricted to the following matters:</p> <p>a. TRAN-MAT2 Vehicle crossings and accessways.</p> <p>b. for Two Chain Road only, TRAN-MAT6 Landscape treatment strip protection.<sup>72</sup></p>
TRAN-REQ21	Road formation in the Rolleston Industrial Precinct (PREC6)	
PREC6	1. There shall be no break in the future planting strip required by Landscape Treatment 2 along Hoskyns Road, and Landscape Treatment 1 along Maddisons Road within Area 3, <sup>73</sup> as identified in the ODP in the Rolleston Industrial Precinct PREC6.	Activity status where compliance is not achieved: 2. ...
TRAN-REQ29	Road formation in the Rolleston West Industrial Precinct (PREC9) <sup>74</sup>	
PREC9 <sup>75</sup>	<p>1. The maximum number of new land transport corridors from Two Chain Road into PREC9 shall be two.<sup>76</sup></p> <p>2. No land transport corridors shall be established from Runners Road into PREC9.<sup>77</sup></p>	<p>Activity status where compliance is not achieved:</p> <p>3. When compliance with</p> <p>a. TRAN-REQ29.1 is not achieved: RDIS <sup>78</sup></p> <p>b. TRAN-REQ29.2 is not achieved: RDIS <sup>79</sup></p> <p>Matters for discretion:</p>

<sup>72</sup> DPR00363.001-IRHL and DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>73</sup> DPR-363.001-IRHL

<sup>74</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>75</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>76</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>77</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>78</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>79</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

		<p>4. The exercise of discretion in relation to TRAN-REQ29.3.a. is restricted to the following matters:</p> <p>a. TRAN-MAT6 Landscape treatment strip protection.<sup>80</sup></p> <p>b. TRAN-MAT2 Vehicle crossings and accessways<sup>81</sup></p> <p>5. The exercise of discretion in relation to TRAN-REQ29.3.b. is restricted to the following matters:</p> <p>a. TRAN-MAT2 Vehicle crossings and accessways<sup>82</sup></p>
TRAN-MAT2	Vehicle Crossings and Accessways	
PREC9 <sup>83</sup>	<p>1. The effects of the accessway on the safe and efficient operation of Two Chain Road and the shared pedestrian/cycle path on that road.</p> <p>2. In relation to any vehicle accessway to Runners Road, the necessity, extent and cost of upgrades to Runners Road, the safe and efficient operation of the Runners Road/Walkers Road intersection, and effects on the safe and efficient operation of the Walkers Road level rail crossing.</p> <p>3. the effects on persons residing in properties with frontage on, or access to, that part of Two Chain Road opposite PREC9.</p> <p>4. In relation to vehicle accessway or crossings to Walkers Road (north of the primary road intersection), the effects of the accessway or crossing on Rolleston Prison and people residing within the prison.<sup>84</sup></p>	
TRAN-MAT6	Landscape Treatment strip protection	
PREC6 and PREC9 <sup>85</sup>	...	...

<sup>80</sup> DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

<sup>81</sup> 007-CSI Property Ltd and DPR-0137 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

<sup>82</sup> 007-CSI Property Ltd and DPR-0137 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

<sup>83</sup> 007-CSI Property Ltd and DPR-0137 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

<sup>84</sup> 007-CSI Property Ltd and DPR-0137 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

<sup>85</sup> 007-CSI Property Ltd and DPR-0137 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

## EW CHAPTER

EW-REQ1	Volume of Earthworks	
	<p>1. The volume of earthworks is not to exceed the threshold outlined in Table 1: Earthworks Volumes by Zone over any consecutive twelve month period. Note: for ONL and VAL Overlays see the Natural Features and Landscapes Chapter.</p> <p><u>Where:</u></p> <p><u>a. no earthworks associated with the development of the zone for urban purposes shall occur within GIZ-PREC9 prior to the commencement of the upgrade of the SH1/ Dunns Crossing Road/ Walkers Road intersection.</u></p> <p><u>...</u></p>	<p><b>Activity status where compliance is not achieved:</b></p> <p>2. When compliance with EW-REQ1.1. is not achieved: RDIS.</p> <p><b>Matters for discretion:</b></p> <p>3. The exercise of discretion in relation to EW-REQ1.2. is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>a. any adverse effects from the earthworks in terms of visual amenity, landscape context and character, views, outlook, overlooking and privacy from raising ground levels;</li> <li>b. any potential dust nuisance, sedimentation, and water or wind erosion effects can be avoided or mitigated;</li> <li>c. the amenity effects on neighbouring properties, and on the road network, of heavy vehicle and other vehicular traffic generated as a result of earthworks can be avoided or mitigated;</li> <li>d. any changes to the patterns of surface drainage or subsoil drains would result in a higher risk of drainage problems, inundation run-off, flooding, or raise the water table;</li> <li>e. any alteration to natural ground levels in the vicinity and, consequently, to the height and bulk of buildings that may be erected on the site;</li> <li>f. the degree to which the resultant levels are consistent with the surrounding environment;</li> <li>g. the need for a Construction Management Plan (including a Dust Management Plan), containing procedures, which shall be implemented, that establish management and mitigation measures for the activity that ensure that any potential adverse effects beyond the property boundary are avoided, remedied, or mitigated.</li> </ul> <p><u>4. When compliance with EW-REQ1.1.a is not achieved: NC</u></p>

## SUB CHAPTER

SUB-REQ3	Outline Development Plan	
	...	...
<u>All Zones</u>	<p><u>A. If the site is within an area that is subject to an operative Outline Development Plan within the District Plan:</u></p> <p><u>a. the subdivision complies with that Outline Development Plan; and</u></p> <p><u>b. where the site is within any area shown within the Outline Development Plan as a Neighbourhood Centre, it shall be subject to the provisions of the NCZ, with a consent notice or similar mechanism to be registered on the Certificate of Title for these lots advising owners that the lot is subject to the NCZ Chapter provisions.</u></p>	<p><b><u>Activity status when compliance not achieved:</u></b></p> <p><u>B. When compliance with any of SUB-REQ3.A is not achieved:</u></p> <p><u>DIS</u></p>



### **Section 32AA evaluation**

- 7.5 The expert evidence of IRHL is accompanied by a robust s32AA assessment, which further supports the s32 report providing with the PC66 rezoning request to the Operative Plan, that concludes that the extent of the proposed GIZ in Rolleston (PC66 Site) is the most appropriate way to achieve the objectives of the PDP and give effect to both the CRPS and NPS-UD.
- 7.6 The assessment identifies that the rule amendments are considered to be an effective means of achieving the rezoning objective and the objectives of the PDP. The recommended amendments relate only to the management of potential adverse environmental effects that are particular to the PC66 proposal, not already addressed in the existing PDP rules, and which have already been similarly approved and inserted into the operative District Plan.
- 7.7 Having reviewed this assessment in the context of the outcomes sought by the higher order directions provided in the CRPS and NPS-UD, I agree with these conclusions and adopt the submitter's s32AA evaluation.

## **8. General Industrial Zone at Rolleston (PC80 site)**

### **Submissions**

- 8.1 Two submissions points and three further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0392	CSI Property Limited	007	Oppose	Amend the planning maps to rezone the following land from GRUZ to GIZ:  - Lot 1 DP 33398 - Lot 2 DP 33398 - Lot 1 DP 33996 - Lot 2 DP 33996 - Lot 3 DP 33996 - Lot 2 DP 305466 - Lot 1 DP 305466 - Lot 5 DP 33996 - Lot 6 DP 33996 - Lot 1 DP 27804 - Lot 2 DP 27804 - Lot 3 DP 59950 - Lot 1 DP 310517
DPR-0032	Christchurch City Council	FS392	Oppose	Oppose submission.
DPR-0137	Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd	001	Oppose	Amend zoning from General Rural Zone (GRUZ) to General Industrial Zone (GIZ): - 113 Two Chain Road (Lot 1 DP 310517, Lots 1-3 DP 33996, Lot 2 DP 33395). - Two Chain Road (Lot 6 DP 33996) - 77 Two Chain Road (Lot 5 DP 33996 BLK III Leeston SD CB21B/959)



				- 183 Two Chain Road (Lot 1 DP 3394 BLKS I III Leeston SD CB13K/1247) - 97 Two Chain Road (Lot 2 DP 305466 BLK III) - 93 Two Chain Road (Lot 1 DP 305466 BLK III) Amend zoning on other such additional land as appropriate including potentially 7 (LOT 3 DP 59950 BLK III LEESTON SD), 15 (LOT 2 DP 27804 BLK III LEESTON SD) and 25 Two Chain Road (LOT 1 DP 27804 BLK III LEESTON SD).
DPR-0032	CCC	FS095	Oppose	Oppose submission.
DPR-0358	RWRL	FS299	Oppose	Reject

### Analysis

8.2 CSI Property Ltd and Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd<sup>1</sup> seek to rezone 98 hectares of General Rural Zone land in Rolleston to General Industrial Zone as shown on the map below (**Figure 8A**).

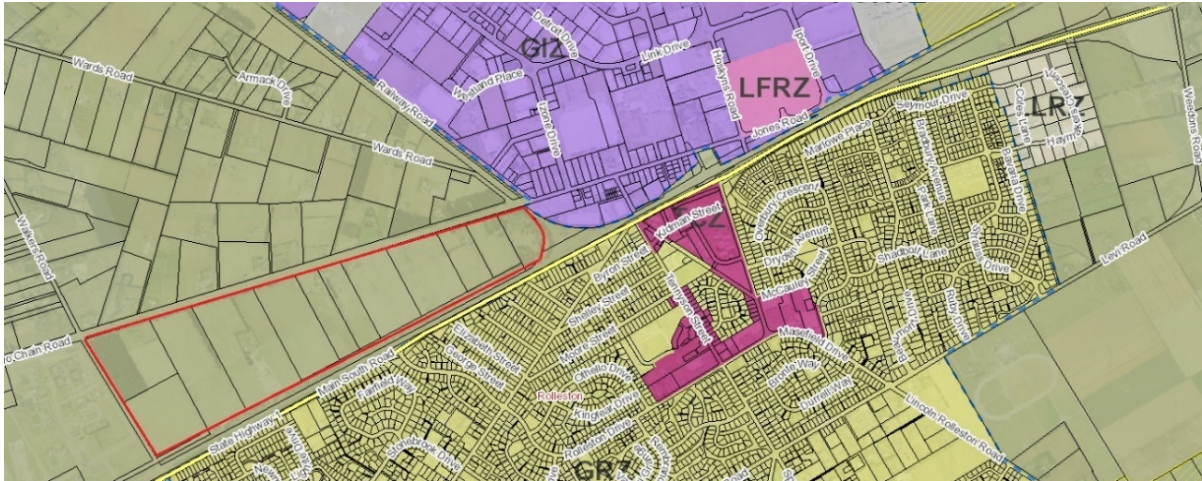
8.3 The site is not located within the UGO and is subject to a Private Plan Change (PC80) request to be rezoned from Rural to Industrial under the Operative District Plan. PC80 was considered by an Independent Hearings Commissioner (David Caldwell).

8.4 PC80 to the ODP was lodged with Council in October 2021, it was accepted for notification in March 2022, after the application had been reviewed and deemed to have sufficient information to be notified. The public notification occurred in April 2022. Submissions and further submissions were received and this resulted in a public hearing for PC80 being held over 20-21 October 2022. A recommendation from the Commissioner is expected in the first quarter of 2023. At the same time to PC80 process has progressed, the submitters have lodged this submission on the PDP process. The submission received contained the original evidence provided with the application for PC80 in October 2021. It is my understanding that the provisions proposed in the PDP submission, now differ from those proposed in PC80 to the PDP as a result of the submissions and additional evidence presented at the PC80 hearing. Due to deadlines, the information provided for the site subject to this rezoning request does not reflect the most up to date version of potential provision. I assume the submitter will seek to align the provisions in the PDP with what they propose in PC80. I note that most of the submitters on PC80 to the ODP have not also submitted on the proposed rezoning of the site under the PDP. The Commissioners Recommendation<sup>2</sup> to approve PC80 was received by Council on 16 February 2023, the Council approved PC80 at a Council meeting on 8 March 2023<sup>3</sup>.

<sup>1</sup> 007-CSI Property Ltd and DPR-0137 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

<sup>2</sup> Link to [PC80 Recommendation](#) 16 February 2023

<sup>3</sup> Link to [Agenda](#) 8 March 2023, Council's decision to approve will be published in the associated minutes of the meeting which were not available at the time this addendum was published.



**Figure 8A: PC80 Site, Rolleston**

8.1 The following evidence provided to support the request for rezoning was also utilized during the PC80 to the ODP hearing process:

1. David Compton-Moen in relation to Urban Landscape<sup>4</sup>
2. Kim Seaton in relation to Planning<sup>5</sup>
3. Mark Lewthwaite in relation to Acoustic<sup>6</sup>
4. Mark Taylor in relation to Ecology<sup>7</sup>
5. Natalie Hampson in relation to Economics<sup>8</sup>
6. Nick Fuller in relation to Transport<sup>9</sup>
7. Nick O'Styke in relation to Industrial Land<sup>10</sup>
8. Nicole Lauenstein in relation to Urban Design<sup>11</sup>
9. Paul Farrelly in relation to Greenhouse Gas Emissions<sup>12</sup>
10. Tim McLeod in relation to Infrastructure and Engineering<sup>13</sup>
11. Victor Mthamo in relation to Versatile Soils<sup>14</sup>

8.2 As set out in the Rezoning Framework Report, for re-zoning requests that are within the Urban Growth Overlay or meet the significance criteria, the request is balanced against a business land framework. This framework reflects the objectives and policies, as altered by s42A Urban Growth recommendations, within the Urban Growth Chapter and the outcomes sought by overarching

4 Link to [Urban Landscape Evidence](#)

5 Link to [Planning Evidence](#)

6 Link to [Acoustic Evidence](#)

7 Link to [Ecology Evidence](#)

8 Link to [Economic Evidence](#)

9 Link to [Transport Evidence](#)

10 Link to [Real Estate Evidence](#)

11 Link to [Urban Design Evidence](#)

12 Link to [Greenhouse Gas Emissions Evidence](#)

13 Link to [Infrastructure and Engineering Evidence](#)

14 Link to [Versatile Soils Evidence](#)

strategic planning documents. Although the subject area is not within the UGO, given it seeks to rezone to an Urban zoning it has been assessed against the Framework.

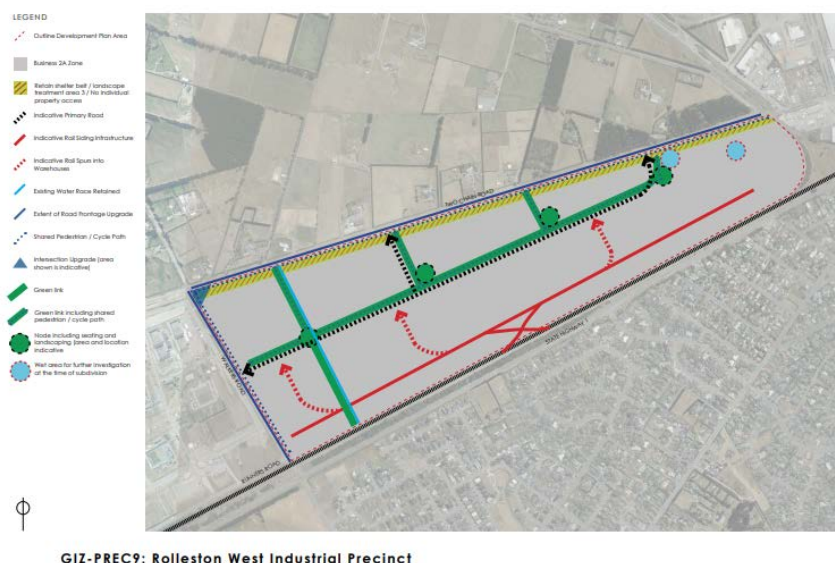
### Business Land Framework

Criteria	Assessment:
<b>Provides a diverse range of services and opportunities.</b>	<p>Demonstrates different floorspace or yard space options and business and transport access.</p> <p>The proposed GIZ will provide for the same range of services and opportunities afforded in the existing GIZ areas. However, based on the evidence of Mr O'Styke, there is currently a shortage of large blocks of unencumbered greenfield industrial land in Greater Christchurch, and the rezoning will enable provision of more of this type of industrial land.</p> <p>The site is well positioned for business and transport access, noting its location adjacent the main north south rail corridor and close proximity to State Highway 1.</p>
<b>The request responds to the demographic changes and social and affordable needs of the district,</b>	<p>The proposal will increase employment opportunities for the residents of Selwyn. As above, the evidence of Mr O'Styke outlines the shortage of large sites of unencumbered industrial land in Greater Christchurch, which the rezoning will enable provision of. As noted in Ms Hampson's evidence, the projected growth of population in Canterbury will also drive demand for industrial land. The continued growth of Rolleston's population will also drive demand for more local employment opportunities.</p>
<b>Provides for the needs of the catchment that activities serves</b>	<p>The Greater Christchurch Business Development Capacity Assessment (October 2018)<sup>15</sup> stated that in the short term, the NPS-UDC in Selwyn requirement is around 9 hectares per annum. In the medium term the NPS requirement does not increase significantly. In the long run, the NPS-UDC requirements indicate that 2 hectares per annum will be required.</p>
<b>Is consistent with the Activity Centre Network</b>	<p>Yes, the rezoning would see Rolleston continue to be the focus for residential, commercial and industrial growth in the district.</p> <p>The land proposed to be rezoned adjoins an existing GIZ in the PDP. It will therefore provide for a consolidation of the existing GIZ zone. A new GIZ-PREC9 outline development plan is proposed.</p> <p>The zone will provide for industrial land and will not impact on the commercial areas of the township or other townships. The evidence of Ms Hampson and Mr O'Styke outlines the current capacity constraints for industrial land, and on that basis the proposed rezoning is not expected to adversely affect other townships.</p> <p>No retail distribution effects are anticipated, noting the GIZ is primarily utilised for industrial activity.</p>
<b>The location, dimensions, and characteristics of the land are appropriate to</b>	<p>The zone site is regularly shaped, with a long boundary with the main rail corridor and is in close proximity to State Highway 1 and existing industrial zones of Rolleston, it is therefore well placed to support industrial and logistics activities.</p>

<sup>15</sup> Link to [Our Space 2018-2048](#)

<b>support activities sought in the zone.</b>	<p>Mr Compton-Moen's evidence otherwise addresses the landscape and urban design implications of the requested rezoning. The site is large enough to support Industrial style development and the roads and amenities associated with these developments.</p> <p>When taking into account the class 3 soils on the site, which may not be able to be rezoned, but this is subject to an assessment against clause 3.6, the site becomes disconnected from Rolleston Township.</p>
<b>An ODP is prepared.</b>	<p>An ODP has been prepared (<b>Figure 8B</b>) and is recommended to be inserted into the PDP as GIZ-PREC9 ODP. The ODP proposes industrial zoning across the entire site, however the ODP could require updating, to take into the class 3 soils on the site, which may not be able to be rezoned into account. This is subject to an assessment against clause 3.6. of the NPS-HPL.</p>
<b>Does not affect the safe, efficient and effective functioning of the strategic transport network?</b>	<p>Evidence has been provided indicating that the development of the sites will not adversely affect the safe, efficient and effective functioning of the strategic transport network. Mr Fuller's evidence demonstrates how the requested rezoning will connect with the wider transport network and addresses any potential impact on the network. Amendments to proposed Rule GIZ-R1, TRAN-REQ2, TRAN-REQ7 and TRAN-REQ29 will further ensure the avoidance or mitigation of adverse effects on the transport network</p>
<b>Achieves the built form and amenity values of the zone sought</b>	<p>The Rules and Rule Requirements of the PDP will be applied to the site, to manage the bulk and location of buildings. However, the rezoning proposal seeks to introduce rules that are specific to the PC80 site, addressing matters such as vehicle access to Two Chain and Runners Roads, landscaping requirements and roading upgrade requirements. Those rule changes will, in effect, provide additional controls on built form and amenity effects to what the GIZ already proposes. The built form and amenity values to be achieved on the site will therefore be wholly consistent with those of the GIZ.</p>
<b>Creates and maintains connectivity through the zoned land, including access to parks, commercial areas and community services.</b>	<p>The full PC80 site has good road and rail connectivity. The site is in close proximity to Rolleston Township. As with the large majority of Rolleston's industrial area, the site is remote to any notable parks and community spaces. However, when taking into account the class 3 soils on the site, which may not be able to be rezoned, but this is subject to an assessment against clause 3.6, the site becomes disconnected from Rolleston Township.</p>
<b>Promotes walking, cycling and public transport access.</b>	<p>The site is near road and rail and promotes access to Rolleston. This is addressed on the proposed ODP.</p>
<b>Does it maintain a consolidated and compact urban form?</b>	<p>Yes, the full subject site is adjacent to GIZ/GIZ-PREC6. In this respect it maintains a consolidated and compact urban form. However, when taking into account the class 3 soils on the site, which may not be able to be rezoned, but this is subject to an assessment against clause 3.6, the site becomes disconnected from Rolleston Township.</p>
<b>Is not completely located in an identified High Hazard Area, Outstanding Natural Landscape, Visual Amenity</b>	<p>As evident from the PDP planning maps, the subject land is not located in an Outstanding Natural Landscape, Visual Amenity Landscape, Significant Natural Area, or a Site or Area of Significance to Māori. The Canterbury Maps Selwyn's Flooding and Coastal Hazards website indicates the vast majority of the PC80 site</p>

<b>Landscape, Significant Natural Area, or a Site or Area of Significance to Māori?</b>	<p>is free of High Flood Hazard, with only a small area of High Flood Hazard indicated on one portion of the southern border.</p> <p>One irrigation race on the site with perennial flow which will be retained as surface flow with a 10 m development setback, and two habitats of ephemeral wetland status which will be subject to further ecological assessment at the subdivision stage, in order to determine their future treatment and management. Three 3 other damp on the site were assessed as not having wetland status.</p>
<b>The loss of highly productive land</b>	<p><b>Figure 8C</b> demonstrates approximately 18ha of the PC80 site is class 3 soils, the remainder of the site has no LUC 1-3 soils. I Mr Mthamo's evidence states there is no class 1 or 2 soils on the site, however, insufficient evidence has been provided to date to enable conclusion as to if the proposal would satisfy an assessment against clause 3.6 of the NPS-HPL. <u>The implications of the NPS-HPL were discussed during the PC80 hearing, with the Commissioner concluding after reviewing the evidence that the NPS-HPL does apply, as there are indeed 18ha of HPL on the site. However, the Commissioner's assessment is that due to their being insufficient industrial land available in Rolleston, the proposal satisfies the threshold tests of clause 3.6 of the NPS-HPL and rezoning can go ahead. I agree with the assessment of the Commissioner having had access to the additional information provided through the PC80 hearing process.</u></p>
<b>Preserves the rural amenity landscape at the interface through landscape, density, or other development controls.</b>	<p>The ODP for the site continues to preserve the rural interface between the GRUZ and the GIZ as notified. This includes the use of specific types of landscaping and the bulk and location of buildings.</p> <p>Specific landscaping treatment is proposed on the northern rural interface to mitigate potential adverse effects of the rezoning on the adjoining rural area. The site will also be subject to GIZ boundary setback controls. The Walkers Road frontage will also be subject to standard GIZ road landscaping controls. This approach is considered adequate to address potential adverse effects on rural amenity.</p>

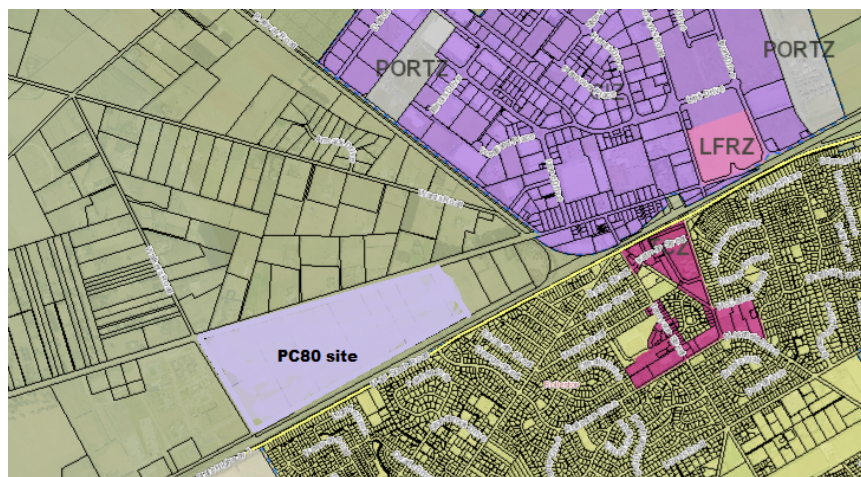


**Figure 8B Proposed ODP for Rolleston West Industrial (PC80 site)**





**Figure 8C LUC Classes for Rolleston West Industrial (PC80 site)** Source: Canterbury Maps<sup>16</sup>



**Figure 8D Remainder of PC80 site and its proximity to Rolleston Township if Class 3 soil land removed**

8.6 On the basis of the above assessment, I recommend that the submission point<sup>17</sup> relating to the PC80 Site be rejected for the following reasons:

- 8.6.1 There is ~~no~~ a demonstrated shortfall of available industrial land in Rolleston. ~~in the life of the PDP, appropriate Spatial Planning has not been undertaken by Council to determine the most appropriate locations for additional Industrial Land in the District.~~
- 8.6.2 18ha of the proposed PC80 site is subject to the NPS-HPL Class 3 soils and I, having been privy to additional information provided through the PC80, and as a result of reviewing the assessment of the independent hearings Commissioner for PC80, am unable to make an assessment against clause 3.6 of the NPS-HPL to determine if the site is suitable for rezoning.
- 8.6.3 ~~Based on 8.6.1 and 8.6.2 above, approximately 18ha land is potentially unable to be rezoned and this is the area that connects the remainder of the site to Rolleston township and would create land fragmentation issues.~~

<sup>16</sup> [Canterbury Maps Viewer](#)

<sup>17</sup> 007-CSI Property Ltd and DPR-0137 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

- 8.6.4 ~~I also note that through the PC80 to the ODP process, amendments were proposed to the provisions, which have not been replicated in the evidence provided to be considered through the PDP process.~~
- 8.6.5 Overall, I consider the the evidence provided to date is ~~not~~ sufficient to determine if the request for the rezoning from Rural to Industrial is appropriate.

***Recommendations and amendments***

- 8.5 I recommend, for the reasons given above, that the Hearings Panel
- a) Amend the Planning Maps to rezone the PC80 site to General Industrial Zone; and
  - b) Make a consequential amendment to the ODP, GIZ-REQ5, GIZ-REQ6, TRAN-REQ2, TRAN-REQ7, TRAN-REQ21, GIZ-R1 to ensure those provisions determined to be appropriate through PC80 are carried forward into the PDP as shown in **Appendix 2**.
- 8.6 The amendments recommended to rezone the PC80 site are set out in a consolidated manner in **Appendix 2**.
- 8.7 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

***Section 32AA evaluation***

- 8.8 The expert evidence of PC80 further supports the s32 report providing with the PC80 rezoning request to the Operative Plan, that concludes that the extent of the proposed GIZ in Rolleston (PC80 Site) is the most appropriate way to achieve the objectives of the PDP and give effect to both the CRPS and NPS-UD.
- 8.9 The assessment identifies that the rule amendments are considered to be an effective means of achieving the rezoning objective and the objectives of the PDP. The recommended amendments relate only to the management of potential adverse environmental effects that are particular to the PC80 proposal, not already addressed in the existing PDP rules, and which have already been similarly approved and inserted into the operative District Plan. Having reviewed this assessment in the context of the outcomes sought by the higher order directions provided in the CR, NPS-HPL and NPS-UD, I agree with these conclusions and adopt the Commissioners recommendation for PC80as a s32AA evaluation
- 8.5 ~~I recommend, for the reasons given above, that the Hearings Panel retain the zoning as notified.~~
- 8.6 ~~It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.~~

					including on sound resource management grounds.		
DPR-0137	Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd	001	Rezoning	Oppose	Amend zoning from General Rural Zone (GRUZ) to General Industrial Zone (GIZ): - 113 Two Chain Road (Lot 1 DP 310517, Lots 1-3 DP 33996, Lot 2 DP 33395). - Two Chain Road (Lot 6 DP 33996) - 77 Two Chain Road (Lot 5 DP 33996 BLK III Leeston SD CB21B/959) - 183 Two Chain Road (Lot 1 DP 3394 BLKS I III Leeston SD CB13K/1247) - 97 Two Chain Road (Lot 2 DP 305466 BLK III) - 93 Two Chain Road (Lot 1 DP 305466 BLK III) Amend zoning on other such additional land as appropriate including potentially 7 (LOT 3 DP 59950 BLK III LEESTON SD), 15 (LOT 2 DP 27804 BLK III LEESTON SD) and 25 Two Chain Road (LOT 1 DP 27804 BLK III LEESTON SD).	<del>Reject</del> <u>Accept</u>	9
DPR-0032	CCC	FS095	Rezoning	Oppose	Oppose submission.	<del>Accept</del> <u>Reject</u>	9
DPR-0358	RWRL	FS299	Rezoning	Oppose	Reject	<del>Reject</del> <u>Accept</u>	9
DPR-0145	Dean Williams, Bunnings Group Limited	016	Rezoning	Neither Support nor Oppose	Requests that Council consider expansion of suitable commercial zones (e.g. GIZ and LFRZ) to provide for Trade Suppliers, particularly where transport upgrades have been completed, or are planned.	Reject	16
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS253		Support	Adopt	Reject	16



DPR-0384	Rolleston Industrial Developments Limited (RIDL)	393	LCZ-R9	Support In Part	Amend as follows: Retail Activities Activity status: PER 1. Any retail activity, Where: a. the GFA of the retail activity is no more than 450m <sup>2</sup> ; and b. the activity is not a supermarket. <u>c. clause a. and b. shall not apply to a supermarket within the land at South Lincoln which is legally described as Lot 1 DP 16247.</u>	Reject	14
DPR-0386	Rolleston Square Limited	001	Rezoning	Oppose In Part	Apply a deferred zoning to PREC3 that provides for it to become TCZ in 7 years' time (ie a specific date in 2027).	Reject	15
DPR-0396	Woolworths New Zealand Limited	030	DEV-LI3	Oppose	Seeks appropriate amendments including, but not limited to, the DEV-LI3 and zoning to enable the coordinated development of Lot 4000 DP 556036.	Reject	15
DPR-0375	Waka Kotahi	FS292	DEV	Oppose	<i>The proposed Lincoln Development Area 3 should be assessed in its entirety to understand the potential effects before consideration is given to accept it into the District Plan</i>	Reject	15
DPR-0392	CSI Property Limited	007	Rezoning	Oppose	Amend the planning maps to rezone the following land from GRUZ to GIZ: - Lot 1 DP 33398 - Lot 2 DP 33398 - Lot 1 DP 33996 - Lot 2 DP 33996 - Lot 3 DP 33996 - Lot 2 DP 305466 - Lot 1 DP 305466	<del>Reject</del> <u>Accept</u>	8

					<ul style="list-style-type: none"> <li>- Lot 5 DP 33996</li> <li>- Lot 6 DP 33996</li> <li>- Lot 1 DP 27804</li> <li>- Lot 2 DP 27804</li> <li>- Lot 3 DP 59950</li> <li>- Lot 1 DP 310517</li> </ul>		
DPR-0032	Christchurch City Council	FS392	Rezoning	Oppose	Oppose submission.	<del>Accept</del> <u>Reject</u>	8
DPR-0392	CSI Property Limited	004	MAP	Support	Retain as notified.	Accept	8
DPR-0399	Gulf Central Properties Ltd & Apton Developments Ltd	001	Rezoning	Oppose In Part	<p>Rezone the land shown in Figure 1 of the submission to General industrial zone but with additional standards/requirements consistent with the development concept for a Rural Business Zone with the following features:</p> <ul style="list-style-type: none"> <li>- Type of activity limited to activities associated with business which supports rural land use activities (eg farm machinery sales, or farm product sales etc)</li> <li>- Design and appearance of a site from a landscape perspective to reflect rural character, including fencing and plant species control</li> <li>- Buffer or setbacks of activities from strategic infrastructure with areas to be landscaped</li> <li>- Buildings to have appropriate noise insulation to meet standards</li> <li>- Controls on the location, size, amount, orientation and design of signs, particularly if they face SH1</li> </ul>	Reject	10
DPR-0415	Fulton Hogan Limited	FS013	Rezoning	Oppose	Disallow the submission as proposed. If the submission is accepted, ensure any amendments appropriate reflect the purpose of the RMA and	Reject	10