
MEMORANDUM

DATE: 10 March 2023

HEARING: Eastern Selwyn Commercial and Mixed-Use Zones and General Industrial Zone Rezoning Requests

HEARING DATE: 14 March 2023

PREPARED BY: Jessica Tuilaepa – Senior Policy Planner

1. Purpose

- 1.1 The purpose of this Memorandum is to respond to the rebuttal evidence provided by submitters and any responses from the expert peer reviewers and 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 Requests since it was published on 10 February 2023. Changes are reflected using a double underline or a double strikethrough.

2. Diane and Andrew Henderson

- 2.1 Rebuttal evidence was received in relation to DPR-0118 regarding Planning¹, Urban Design² and Transport³. In my s42a report I separated the submission site into two parts, Site A contained the existing BP petrol station. I supported the rezoning of this portion of the site to LCZ. I did not support the rezoning of the remainder of the site (19 and 21-23 Corriedale Lane), due to concerns regarding transport, urban design and economic matters.
- 2.2 Rebuttal evidence has been peer reviewed by Council's experts which I will summarise below. Council's traffic expert, Mr Collins (**Appendix 3**), said he considers retaining 19 Corriedale land as GRZ adequately addresses transport concerns so that he could support 21 – 23 Corriedale Lane being rezoned as LCZ, with the proviso that 21 – 23 Corriedale Lane do not have legal access over Lot 15 DP526987 to Corriedale Lane, as shown in Figure 1 of his peer review.
- 2.3 Mr Nicholson (**Appendix 3**) in his review of the urban design evidence said the revised ODP provided by Ms Lauenstein would be a positive outcome. Mr Nicholson is in agreement with Mr Collins regarding the restriction of commercial traffic accessing the site via an existing ROW from Corriedale Lane, also suggesting a legal instrument to manage this and the retention of the underlying zoning to be retained GRZ to provide clarity it is not to form part of the ODP.

¹ Link to [Planning Rebuttal Evidence](#) (Helen Pickles)

² Link to [Urban Design Rebuttal Evidence](#) (Nicole Lauenstein)

³ Link to [Transport Rebuttal Evidence](#) (Wayne Gallot)

- 2.4 No rebuttal evidence was provided in relation to the economics, but I note that Councils economic expert, Mr Foy (**Appendix 3**) in his comments on the rebuttal evidence relating to West Melton Three Ltd (DPR-0160), stated that he would support the rezoning from an economic perspective, due to recent growth and likely future growth in West Melton as a result of several recent Plan Changes.
- 2.5 On review of the rebuttal evidence and peer reviews from Councils experts I have changed my views on the rezoning, I maintain my recommendation in regard to the rezoning of the 'BP' portion of the site to LCZ, however, based on the evidence provided and amendments proposed relating to traffic restrictions I would support a reduced area (as depicted in the proposed ODP) be rezoned to LCZ.
- 2.6 I recommend this submission⁴ be accepted in part and the site be rezoned from GRZ to LCZ in accordance with the ODP provided in the rebuttal evidence with additional to amendments. The proposed ODP and related provisions have been incorporated into **Appendix 2** to this Memo.

3. The Paul Cockburn Family Trust

- 3.1 Rebuttal evidence was received in relation to DPR-0124 regarding Planning⁵, Landscape⁶, Traffic⁷, Infrastructure Servicing⁸ and Natural Hazards & Geotechnical⁹. In my s42a report I did not support the rezoning of this site due to insufficient evidence.
- 3.2 On review of the Geotechnical and Natural Hazards rebuttal, Councils expert, Mr McCahon (**Appendix 3**) has confirmed his original concerns have been resolved and from that perspective rezoning could proceed.
- 3.3. From a traffic perspective, Mr Collins (**Appendix 3**) originally recommended a "Secondary Road" be identified on the ODP between Hynds Drive (extension) and Hoskyns Road rather than it being identified "Possible future connection", amendments have been made to the proposed ODP which is supported by Mr Collins. The recommendation to identify a pedestrian/cycle link between Hynds Drive (extension) and Hoskyns Road was also made by Mr Collins, he comments that Mr Metherell appears to have misinterpreted this recommendation. His peer review clarifies that his recommendation was that the Outline Development Plan should identify a pedestrian/cycle link between Hynds Drive (extension) and Hoskyns Road 'if' the first recommendation that the Secondary Road be shown on the ODP was not adopted. However, as Mr Metherell and Mr Collins appear to agree regarding the Secondary Road, the provision of cycling facilities on the Secondary Road can be assessed as part of the future subdivision consent and does not need to be shown on the ODP.
- 3.4 Mr Collins is still of the opinion that the ODP should be amended to show the link through to Detroit Drive, including extending the road connection through to the formed section of Detroit Drive. The formation of the currently unformed section can be addressed during future resource consent.
- 3.5 As a result of the amendments to the ODP, subsequent amendments are recommended to TRAN-REQ29 to include:
- A requirement for the currently unformed section of Detroit Drive to be formed; and

⁴ DPR-0118.001, 002 Diane & Andrew Henderson

⁵ Link to [Planning Rebuttal Evidence](#) (Dean Chrystal)

⁶ Link to [Landscape Rebuttal Evidence](#) (Tony Milne)

⁷ Link to [Traffic Rebuttal Evidence](#) (Andrew Metherell)

⁸ Link to [Infrastructure Servicing Rebuttal Evidence](#) (Deon Marais)

⁹ Link to [Geotechnical and Natural Hazards Rebuttal Evidence](#) (Firas Salman)

- A mechanism restricting development until the SH1/Dunns Crossing Road/Walkers Road roundabout is complete.

3.4 I note that in the PC80 recommendation¹⁰, the assessment was that even with the UGO properties included there was an undersupply of industrial land, indicating that from an economic perspective the rezoning is also appropriate.

3.5 The following documents included in the submitter's rebuttal are considered to be new evidence and have not been peer reviewed:

- Deon Marais¹¹ (Infrastructure Servicing)
- Tony Milne¹² (Landscaping)

3.6 Despite the inclusion of additional evidence, without additional peer reviews, I maintain my recommendation on the submission¹³ that the rezoning should not proceed based on the information received to date. However, if peer reviews conclude that the rebuttal evidence is accurate, given the subject site is in the UGO and would provide a compact urban form and the amendments relating to the ODP and Transport are included, I would be of the opinion that rezoning could proceed.

4. Lilley Family Trust

4.1 The submitter provided planning and economic rebuttal evidence¹⁴ in support of my recommendation. I maintain my recommendation regarding this submission¹⁵.

5. West Melton Three Ltd

5.1 Rebuttal evidence was received in relation to DPR-0160 regarding Planning¹⁶, Economics¹⁷ and HPL¹⁸. In my s42a report I did not support the rezoning of this site due to insufficient evidence to demonstrate the rezoning proposal satisfies the thresholds of Clause 3.6 of the NPS-HPL.

5.2 From an economic perspective, Council's expert, Mr Foy (**Appendix 3**) has amended his views on the capacity of West Melton given recent plan changes in the township and updated growth projections.

5.3 The following documents included in the submitter's rebuttal are considered to be new evidence and have not been peer reviewed:

- Victor Mthamo¹⁹ (Soil assessment)

¹⁰ Link to PC80 recommendation

¹¹ Link to [Infrastructure Servicing Rebuttal Evidence](#) (Deon Marais)

¹² Link to [Landscape Rebuttal Evidence](#) (Tony Milne)

¹³ DPR-0124.001 The Paul Cockburn Family Trust

¹⁴ Link to [planning and economic rebuttal evidence](#) (Fiona Aston and Adam Thompson)

¹⁵ DPR-0135.001, 002 Lilley Family Trust

¹⁶ Link to [Planning rebuttal evidence](#) (Ivan Thomson)

¹⁷ Link to [Economic rebuttal evidence](#) (Adam Thompson)

¹⁸ Link to [Soils rebuttal evidence](#) (Victor Mthamo)

¹⁹ Link to [Soils rebuttal evidence](#) (Victor Mthamo)

- 5.4 Therefore, despite the inclusion of additional evidence, without additional peer reviews, I maintain my recommendation on this submission²⁰ that the rezoning should not proceed based on the information received to date. However, if peer review conclude that the rebuttal evidence relating to the productivity of the site is accurate and there is confirmation that the threshold test in Clause 3.6 of the NPS-HPL is satisfied, I considered the rezoning could proceed as it would provide a compact urban form the other evidence that has been peer reviewed indicates the suitability of the site to be rezoned LCZ, then I would be of the opinion that rezoning could proceed.

6. iPort Rolleston Holdings Limited

- 6.1 The submitter provided planning rebuttal evidence²¹ in general support of my recommendation incorporating the PC66 site into the PDP but seeking to replace the ODP included with their original submission to one that correctly depicts the GIZ-PORTZ interface. I maintain my recommendation regarding this submission²²; however, I do recommend an amendment to Appendix 2 to include the updated ODP.
- 6.2 The proposed replacement ODP has been included in Appendix 1 to this Memo.

7. Rolleston Industrial Developments Limited

- 7.1 An error in my s42a Report has been brought to my attention since the report was published. In response to the submitters request relating to NCZ in Lincoln, I said that the PDP continues on with the same process as the ODP where consent notices, this is incorrect. This provision was not included in the PDP as notified; however, Council staff have proposed a new Subdivision Rule Requirement to provide for this through Variation 1.
- 7.2 I am in agreement with the rebuttal evidence from Mr Phillips²³ that a SUB-REQ amendment is required to make clear the need for a consent notice mechanism for planned commercial centres identified on ODPs. This process has been adopted as an Outline Development Plan cannot clearly indicate the exact location of a Neighbourhood Centre until a subdivision consent (and title) have been issued.
- 7.3 However, I consider this approach should only apply to a NCZ not LCZ and NCZs. LCZ are larger centres that support a larger scale of activity as they are intended to be the sole commercial centre of a township. NCZ's feature in townships that have a TCZ as a main centre, with the NCZ playing a supporting role. General agreement with the rebuttal evidence does not technically change my recommendation²⁴ in the s42a, however, it makes the reasons for my recommendation possible.
- 7.3 The proposed wording of SUB-REQ3 have been included in Appendix 1 to this Memo.

²⁰ DPR-0160.001 West Melton Three Ltd

²¹ Link to [Planning rebuttal evidence](#) (Kim Seaton)

²² DPR-0363.001 IRHL

²³ Link to [planning rebuttal evidence](#) (Jeremy Phillips)

²⁴ DPR-0384.009 RIDL

8. CSI Property Limited

- 8.1 As per my response to Minute 43, on review of the Recommendation of the Independent Hearings commissioner which has since been approved by Selwyn District Council, I have changed my views on the rezoning of the PC80 site.
- 8.2 I recommend this submissions²⁵ be accepted and the site be rezoned from GRUZ to GIZ.

9. Gulf Properties Ltd & Apton Developments Limited

- 9.1 Rebuttal evidence was received in relation to DPR-0399 regarding Planning²⁶, Economics²⁷, Transport²⁸ and HPL²⁹. In my s42a report I did not support the rezoning of this site due to insufficient evidence to demonstrate the rezoning proposal satisfies the thresholds of Clause 3.9 and or 3.10 of the NPS-HPL.
- 9.2 From a traffic perspective, Council's expert, Mr Collins, (**Appendix 3**) has said if the proposal is to proceed, to satisfy traffic concerns. This should include:
- a planning mechanism be included which requires the upgrade of the Jones Road/Dawsons Road intersection to a roundabout and the construction of a raised median on Dawsons Road to restrict access to the DPR-0399 site to left in/left out only before development can occur on the DPR-0399 site; and
 - A planning mechanism to ensure that no vegetation, fencing or structures higher than 1.1m are located within the area shown in, to ensure the sightline from the vehicle crossing is not compromised.
- 9.3 A peer review by Mr Foy (**Appendix 3**) of the Economic rebuttal evidence supports the development if the land is determined to be exempt from NPS-HPL. Council has had legal advice³⁰ that the land in the General Rural Zone is subject to the NPS-HPL. The subject site is zoned Rural Inner Plains under the ODP and is considered to be a rural production zoning not a rural lifestyle zoning.
- 9.4 The following documents included in the submitter's rebuttal are considered to be new evidence and have not been peer reviewed.
- Sharn Hainsworth³¹ (Soils)
- 9.5 Given this I do not consider myself in a position to amend my original assessment and recommendations in this submission³² for this rezoning as the issue relating to HPL is unresolved despite Mr Thompson's assessment against the NPS-HPL.

²⁵ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

²⁶ Link to [planning rebuttal evidence](#) (Ivan Thomson)

²⁷ Link to [Economic rebuttal evidence](#) (Stuart Ford)

²⁸ Link to [Transport rebuttal evidence](#) (Andrew Leckie)

²⁹ Link to [HPL rebuttal evidence](#) (Sharn Hainsworth)

³⁰ [Advice-to-Selwyn-District-Council-on-application-of-the-NPS-HPL.pdf](#)

³¹ Link to [HPL rebuttal evidence](#) (Sharn Hainsworth)

³² DPR-0399.001 Gulf Central Properties and Apton Developments Ltd

Appendix 1: Updated Tables of Submission Points

Amendments to this table from that included in the report are highlighted below.

Appendix 2: Recommended amendments

Legend:

- Proposed amendments recommended by the s42a report are highlighted in yellow.
- Proposed amendments recommended by this memo (and my response to Minute 43) are highlighted in blue.

Appendix 3: Expert Peer Review Comments on Rebuttal Evidence

Appendix 1: Table of Submission Points (amended pre hearing)

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested	Recommendation	Section of Report
DPR-0124	The Paul Cockburn Family Trust (The Trust)	001	Rezoning	Neither Support nor Oppose	Rezone 171 Hoskyns Road, Rolleston (legally described as Lot 1 DP 501038), from General Rural Zone to General Industrial Zone inclusive of Precinct 6.	Reject	8
DPR-0446	Transpower New Zealand Ltd	FS005	Rezoning	Oppose	<i>If the submission is allowed, ensure that the land subject to the submission can be subdivided and developed in a manner that complies with the relevant rules and does not compromise the National Grid.</i>	Reject	8
DPR-0392	CSI Property	FS028	Rezoning	Oppose	Reject	Accept	8
DPR-0118	Diane & Andrew Henderson	001	Rezoning	Oppose	Amend zoning on 727 Weedons Ross Road (Lot 1 DP 78139) from GRZ to LCZ and make any other necessary or consequential relief to support the submission.	Accept	13
DPR-0118	Diane & Andrew Henderson	002	Rezoning	Oppose	Amend zoning on the properties at 19-23 Corriedale Lane (legally described as Lot 12 DP 526987, Lot 13 DP 526987, Lot 14 DP 526987 and Lot 15 DP 526987) from GRZ to LCZ. Any other necessary or consequential relief to support the submission	Reject Accept in Part	13
DPR-0132	The Paul Cockburn Family Trust & Helen	001	Rezoning	Neither Support	Either amend zoning on land legally identified as Rural Section 6180 and Lot 2 DP 12766 near	Reject	15

	Cockburn Family Trust (The Trusts)			nor Oppose	Hoskyns Road, Rolleston from General Rural Zone to General Industrial Zone, or place a growth overlay on the site		
DPR-0446	Transpower	FS006	Rezoning	Neither Support nor Oppose	<i>If the submission is allowed, ensure that the land subject to the submission can be subdivided and developed in a manner that complies with the relevant rules and does not compromise the National Grid.</i>	Reject	15
DPR-0392	CSI Properties	FS029	Rezoning	Oppose	Reject	Accept	15
DPR-0135	Lilley Family Trust	001	MAP	Oppose	Amend zoning at the following land parcels: - 6 and 10 Brookside Road (Lot 1 DP 507294) - 7 Brookside Road (Lot 6 Blk II DP 307) - Brookside Road (Lot 7 Blk II DP 307) - 3 Brookside Road (Lot 6 Blk II DP 307) - 6 Tennyson Street (Lot 2 Blk II DP 307) - 8 Tennyson Street (Lot 1 DP 28343) from General Residential Zone (GRZ) to Town Centre Zone (TCZ). Rezone any such other neighbouring land to TCZ as appropriate in the interest of the submitter, including on sound resource management grounds.	Accept	11
DPR-0135	Lilley Family Trust	002	MAP	Oppose	Amend General Residential Zoning at: - 4 Brookside Road (Lot 15 Blk 1 DP 307) - Unknown - Brookside Road (Lot 14 Blk 1 DP 307) - 8 Brookside Road (Lot 2 DP 72278) - 10A-10C Brookside Road (Lot 1 DP 508250) - 10D Brookside Road (Lot 4 DP 307924), (Lot 5 DP 307924), (Lot 1 DP 505348). to Neighbourhood Centre Zoning (NCZ).	Accept in Part	11

					Rezone any such other neighbouring land to NCZ as appropriate in the interest of the submitter, 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).	Reject Accept	9
DPR-0032	CCC	FS095	Rezoning	Oppose	Oppose submission.	Accept Reject	9
DPR-0358	RWRL	FS299	Rezoning	Oppose	Reject	Reject Accept	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-0157	Kevin & Bonnie Williams	001	Rezoning	Neither Support nor Oppose	Amend zoning on land, legally described as Rural Section 2836, Rural Section 2705 (CB9A/792), Lot 1 DP 54254 and Section 1 SO496378 (CB31K/1089) bound by Marshs Road to the north and the Southern Motorway to the south from GRUZ to GIZ. Refer to original submission for full decision requested.	Reject	15
DPR-0548	Debbie & Andrew Maples	FS001	Rezoning	Oppose	Reject in entirety.	Accept	15
DPR-0582	Andrew and Debbie Maples	FS001	Rezoning	Oppose	Reject in entirety.	Accept	15
DPR-0592	Anthony John Clark and Susan Alison Clark	FS001	Rezoning	Oppose	Existing land use to remain.	Accept	15
DPR-0583	Steven Champ	FS001	Rezoning	Oppose	As an alternative the site is currently zoned Rural Inner Plains, and it is acceptable that this land be subdivided in a subdivision of minimum 4-hectare block sizes.	Accept	15
DPR-0567	The John Stewart Family Trust	FS001	Rezoning	Oppose	Oppose in Full	Accept	15
DPR-0586	Gavin and Deborah Newell	FS001	Rezoning	Oppose	Strongly oppose the proposal for a change of zoning to industrial.	Accept	15
DPR-0032	Christchurch City Council	FS001	Rezoning	Oppose	Oppose submission.	Accept	15
DPR-0588	Michael House	FS001	Rezoning	Support	The PDP to be amended as requested by the submission	Reject	15
DPR-0585	Warren and Pauline Newell	FS001	Rezoning	Oppose	Oppose submission and retain rural zoning.	Accept	15

DPR-0160	West Melton Three Ltd	001	Rezoning	Oppose	Amend the Planning Maps by rezoning the West Melton Tavern site legally described as Lot 1 DP 2436, comprising 1.21 ha, to Local Centre Zone. (Inferred to be LOT 1 DP 23436)	Reject	13
DPR-0204	JP Singh	011		Support In Part	Amend the planning maps to extend PREC3 over the existing residential properties on the west side of Tennyson Street, between Moore St and Main South Road/SH1.	Accept	15
DPR-0135	Lilley Family Trust	FS001		Support	Support the submission subject to the relief being consistent with that sought in our submission (135)	Accept	15
DPR-0375	Waka Kotahi	FS266		Oppose	Further consideration is given to the submission prior to determining whether an increased in size commercial zone is appropriate.	Reject	15
DPR-0284	Z Rakovic	003	MAP	Oppose	Rezone the land at West Melton either side of State Highway 73 (as shown in figure on the last page of submissions) to provide for mixed residential and commercial uses	Reject	15
DPR-0160	WTML	FS001		Support in Part	Support the submission to the extent it is consistent with the relief sought in our submission (160)	Reject	15
DPR-0505	S Gifford-Moore	FS002		Support in Part	Amend the LLRZ with the bounds of the Preston Downs subdivision to GRZ.	Reject	15
DPR-0351	Next Level Developments Ltd - Shane Kennedy	001	Rezoning	Neither Support nor Oppose	Rezone portion of 555 Birchs Road to Neighbourhood Centre Zone with remaining area to be developed in accordance with General Residential Zone rules and the Lincoln 3 Development Area.	Reject	15

DPR-0351	Next Level Developments Ltd - Shane Kennedy	002	NCZ-R5	Neither Support nor Oppose	Amend as follows: Activity Status: PER 1. Any commercial activity that is not otherwise listed in NCZ-Rules List Where: a.; <u>and</u> b. <u>A supermarket with a gross floor area no more than 3600m2 is located on the site at 555 Birchs Road (Lot 2 DP 33959)</u> Activity status when compliance not achieved: 2. <u>3. When compliance with any of NCZ-R51.b. is not achieved: RDIS</u> 4.	Reject	15
DPR-0535	Sue Hobby	FS002	Rezoning	Oppose In Part	<i>Do not specifically allow NCZ-R5 to include a supermarket or for a supermarket to be a discretionary activity in any GRZ</i>	Reject	15
DPR-0396	Woolworths New Zealand Limited	FS002	Rezoning	Support	<i>Allow in full</i>	Reject	15
DPR-0572	Cooke Family Trust	FS002	Rezoning	Oppose	<i>Do not specifically allow NCZ-R5 to include a supermarket at 555 Birchs Road. Do not allow a supermarket to be a discretionary activity at any GRZ.</i>	Reject	15
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	001	Rezoning	Oppose	Amend the planning maps so as to zone the land legally described as Lot 504 DP 55164 as GIZ in its entirety.	Accept	12
DPR-0488	Dally Family Trust and Julia McIlraith	FS168	Rezoning	Support In Part	<i>Accept submissions in part.</i>	<i>Accept in Part</i>	12
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol	FS170	Rezoning	Support In Part	<i>Accept submissions in part.</i>	<i>Accept in Part</i>	12

	<i>Townsend & Rick Fraser</i>						
DPR-0302	<i>Alison Smith, David Boyd & John Blanchard</i>	<i>FS187</i>	<i>Rezoning</i>	<i>Support In Part</i>	<i>Accept submissions in part.</i>	<i>Accept in Part</i>	<i>12</i>
DPR-0373	Foodstuffs South Island Limited & Foodstuffs (South Island) Properties Limited	010	MAP	Support	Retain extent of Lincoln TCZ as notified.	Accept	16
DPR-0373	Foodstuffs South Island Limited & Foodstuffs (South Island) Properties Limited	021	MAP	Support	Retain the extent of Rolleston TCZ as notified	Accept in Part	16
DPR-0373	Foodstuffs South Island Limited & Foodstuffs (South Island) Properties Limited	024	MAP	Support	Retain the extent of West Melton LCZ as notified	Accept in Part	16
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	001	Rezoning	Oppose	Amend the planning maps so as to zone Lot 600 DP 520689, bounded by Link Drive, Iport Drive, Jones Road and Hoskyns Road, GIZ in its entirety.	Accept	12
DPR-0488	<i>Dally Family Trust and Julia McIlraith</i>	<i>FS213</i>	<i>Rezoning</i>	<i>Support In Part</i>	<i>Accept in part</i>	<i>Accept in Part</i>	<i>12</i>
DPR-0136	<i>Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser</i>	<i>FS215</i>	<i>Rezoning</i>	<i>Support In Part</i>	<i>Accept submission in part</i>	<i>Accept in Part</i>	<i>12</i>

DPR-0302	Alison Smith, David Boyd & John Blanchard	FS231	Rezoning	Support In Part	Accept submissions in part	Accept in Part	12
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	003	GIZ	Support	Retain the GIZ zoning of that part of IPort excluding Lot 600 DP 520689, Lot 50 DP 521248, Lot 1 DP 518573 and Lot 2 DP 518573.	Accept	7
DPR-0157	Kevin and Bonnie Williams	FS477	GIZ	Support In Part	Accept the submission in part	Accept in Part	7
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	001	Rezoning	Oppose	Amend the planning maps so as to zone Lot 600 DP 520689, bounded by Link Drive, Iport Drive, Jones Road and Hoskyns Road, GIZ in its entirety.	Accept	12
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	003	GIZ	Support	Retain the GIZ zoning of that part of IPort excluding Lot 600 DP 520689, Lot 50 DP 521248, Lot 1 DP 518573 and Lot 2 DP 518573.	Accept	12
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	009	Rezoning	Neither Support nor Oppose	Amend the planning maps so as to zone Lot 1 DP 16247 as LCZ.	Reject	14
DPR-0528	Nicole and Ben Schon	FS006	Rezoning	Oppose	Reject the rezoning request as part of the district plan process, make any future decision based on the process around Private Plan Change request 69.	Reject	14
DPR-0519	Dee-Ann Bolton	FS006	Rezoning	Oppose	Reject the rezoning request as part of the district plan process, make any future decision based on the process around Private Plan Change 69	Reject	14
DPR-0562	Richard Bolton	FS002	Rezoning	Oppose	Reject the rezoning request as part of the district plan process, make any future decision based on the process around Private Plan Change 69	Reject	14

DPR-0590	Margaret Elizabeth Barratt	FS006	Rezoning	Oppose	Reject the rezoning request as part of the district plan process, make any future decision based on the process around Private Plan Change 69	Reject	14
DPR-0378	The Ministry of Education	FS011	Rezoning	Neither Support nor Oppose	That the Proposed Plan is consistent with the final decision on Private Plan Change 69	Reject	14
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 ² ; 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	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	Reject	15
DPR-0392	CSI Property Limited	007	Rezoning	Oppose	Amend the planning maps to rezone the following land from GRUZ to GIZ:	Reject Accept	8

					<ul style="list-style-type: none"> - 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	Rezoning	Oppose	Oppose submission.	Accept <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>Rezoned 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"> - Type of activity limited to activities associated with business which supports rural land use activities (eg farm machinery sales, or farm product sales etc) - Design and appearance of a site from a landscape perspective to reflect rural character, including fencing and plant species control - Buffer or setbacks of activities from strategic infrastructure with areas to be landscaped 	Reject	10

					<ul style="list-style-type: none"> - Buildings to have appropriate noise insulation to meet standards - Controls on the location, size, amount, orientation and design of signs, particularly if they face SH1 		
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 do not adversely impact Fulton Hogan's proposed Roydon Quarry.	Reject	10
DPR-0574	Macrocarpa Supplies Limited	FS001	Rezoning	Support In Part	Re-zone the area identified in DPR-0399 in order to provide for the efficient operation of businesses which support rural land use activity.	Reject	10
DPR-0575	Makz Trailers Limited	FS001	Rezoning	Support In Part	Re-zone the area identified in DPR-0399 in order to provide for the efficient operation of businesses which support rural land use activity.	Reject	10
DPR-0577	Southern Horticultural Products Ltd	FS001	Rezoning	Support In Part	Re-zone the area identified in DPR-0399 in order to provide for the efficient operation of businesses which support rural land use activity.	Reject	10
DPR-0584	Barron Family Trust	FS001	Rezoning	Support In Part	Re-zone the area identified in DPR-0399 in order to provide for the efficient operation of businesses which support rural land use activity.	Reject	10
DPR-0392	CSI Property Limited	FS027	Rezoning	Oppose	Reject	Accept	10
DPR-0032	Christchurch City Council	FS152	Rezoning	Oppose	Oppose submission.	Accept	10
DPR-0399	Gulf Central Properties Ltd & Apton Developments Ltd	002	Rezoning	Oppose In Part	Add a Development Area ODP for the land identified in submission point DPR-0399.001 (if required - to be supplied)	Reject	10

DPR-0577	Southern Horticultural Products Ltd	FS002	Rezoning	Support In Part	Re-zone the area identified in DPR-0399 in order to provide for the efficient operation of businesses which support rural land use activity.	Reject	10
DPR-0584	Barron Family Trust	FS002	Rezoning	Support In Part	Re-zone the area identified in DPR-0399 in order to provide for the efficient operation of businesses which support rural land use activity.	Reject	10
DPR-0575	Makz Trailers Limited	FS002	Rezoning	Support In Part	Re-zone the area identified in DPR-0399 in order to provide for the efficient operation of businesses which support rural land use activity.	Reject	10
DPR-0574	Macrocarpa Supplies Limited	FS002	Rezoning	Support In Part	Re-zone the area identified in DPR-0399 in order to provide for the efficient operation of businesses which support rural land use activity.	Reject	10
DPR-0415	Fulton Hogan Limited	FS014	Rezoning	Oppose	Disallow the submission as proposed. If the submission is accepted, ensure any amendments appropriate reflect the purpose of the RMA and do not adversely impact Fulton Hogan's proposed Roydon Quarry.	Accept in Part	10
DPR-0445	Rebecca Bennett	001	Rezoning	Oppose	Amend the planning maps so as to zone Lot 270 DP 81713 TCZ rather than GRZ.	Reject	15
DPR-0453	Midland Port, Lyttelton Port Company Limited	019	MAP	Support	Retain as notified	Accept	16

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"> • 6 and 10 Brookside Road (Lot 1 DP 507294) • 7 Brookside Road (Lot 6 Blk II DP 307) • Brookside Road (Lot 7 Blk II DP 307) • 3 Brookside Road (Lot 6 Blk II DP 307) • 6 Tennyson Street (Lot 2 Blk II DP 307) • 8 Tennyson Street (Lot 1 DP 28343) • 4 Brookside Road (Lot 15 Blk 1 DP 307) • Unknown - Brookside Road (Lot 14 Blk 1 DP 307) • 8 Brookside Road (Lot 2 DP 72278) • 10A-10C Brookside Road (Lot 1 DP 508250) • 10D Brookside Road (Lot 4 DP 307924), (Lot 5 DP 307924), (Lot 1 DP 505348).¹
LCZ Map	<ul style="list-style-type: none"> • 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.²
LFRZ Map	<ul style="list-style-type: none"> • Amend the Planning Maps to rezone rezoning the entirety of the LFRZ site in Rolleston LFRZ.³
GIZ Map	<ul style="list-style-type: none"> • Amend the Planning Maps to rezone the PC66 site in Rolleston to General Industrial Zone⁴ • Amend the Planning Maps to rezone the PC80 Site in Rolleston to General Industrial Zone⁵
Commercial Precinct Overlay	<ul style="list-style-type: none"> • Insert PRECX over the BP site and 21-23 Corriedale Lane in West Melton to LCZ.⁶
Industrial Precinct Overlay	<ul style="list-style-type: none"> • Amend the Planning Maps to include the PC66 land in Rolleston as “Area 3” of PREC6.⁷

¹ DPR-0135.001, 002 Lilley Family Trust

² DPR-0118.001, 002 -Diane & Andrew Henderson

³ DPR-0384.001 RIHL and DPR-0384.001 RIDL

⁴ DPR-0363.001 IRHL

⁵ DPR-0392.007 CSI Property Ltd and DPR-0137.001 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

⁶ DPR-0118.001, 002 Diane & Andrew Henderson

⁷ DPR-0363.001-IRHL

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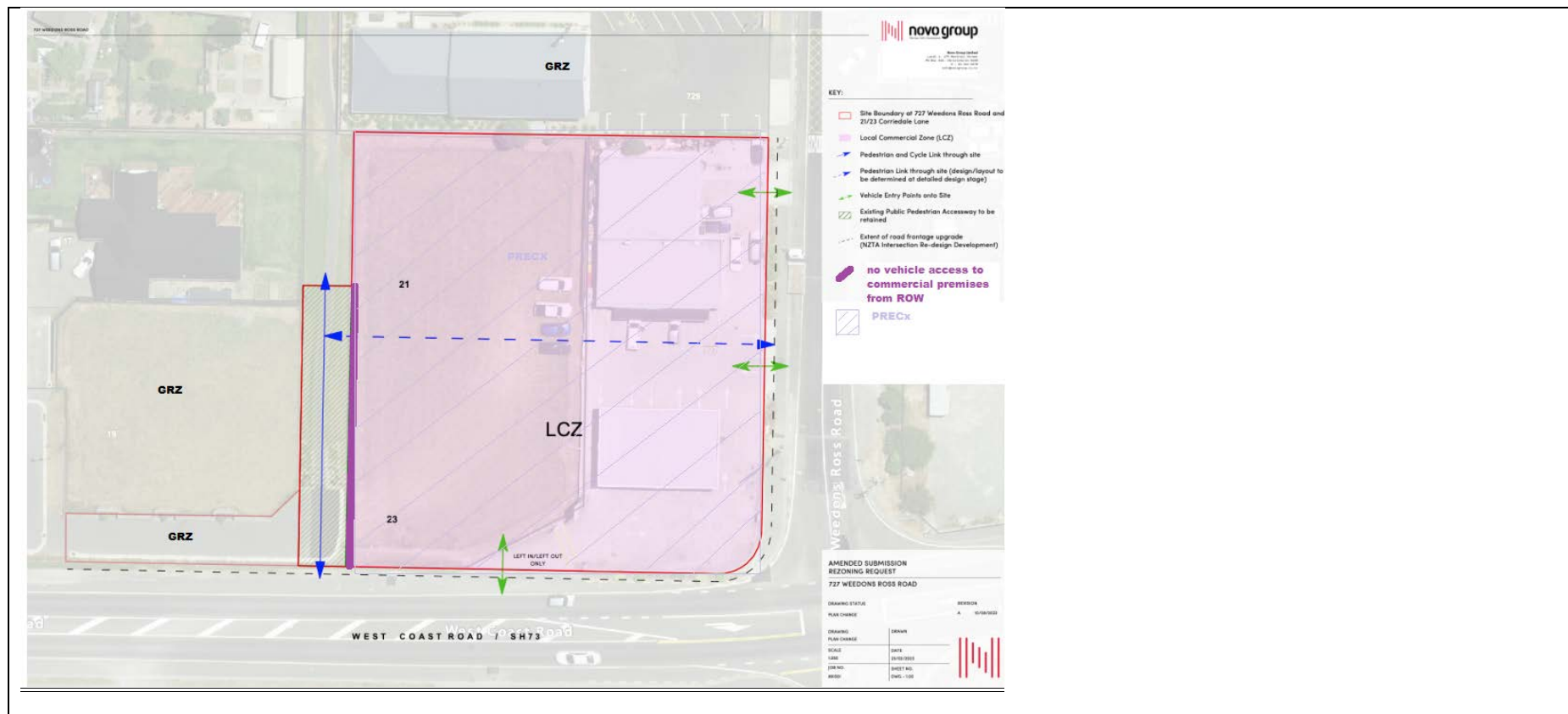
LCZ CHAPTER

Insert proposed ODP for West Melton PRECX as LCZ-SCHED1

LCZ-SCHED1 – Outline Development Plans ⁹

⁸ DPR-0392.007 CSI Property Ltd and DPR-0137.001 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

⁹ DPR-0118 001, 002-Diane & Andrew Henderson



GIZ CHAPTER

GIZ-R1	Any building or structure that is not otherwise specified in GIZ-R2	
	Activity status: PER	...

	<p>...</p> <p>Where this activity complies with the following rule requirements:</p> <p>...</p> <p>GIZ-REQ11 Sequencing¹⁰</p>	
GIZ-R4¹¹	Industrial Activities	
	<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;</p> <p>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,</p> <p>c. If located in the Leeston Industrial Precinct PREC8, the industrial activity is not a wet industry.⁴⁴</p> <p>And this activity complies with the following rule requirements:</p> <p>GIZ-REQ1 Servicing</p> <p>GIZ-REQ7 Outdoor storage</p> <p>GIZ-REQ8 Impermeable surfaces</p> <p><u>GIZ-REQ11 Sequencing¹³</u></p> <p><u>GIZ-REQ12 Hours of operation¹⁴</u></p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with GIZ-R4.1. a. or GIZ-R4.1.b. is not achieved: DIS</p> <p>3. When compliance with GIZ-R4.1.c. is not achieved: RDIS⁴⁵</p> <p>4. When compliance with any rule requirement listed in this rule is not achieved: Refer to GIZ-Rule Requirements</p> <p><u>Matters for discretion:</u></p> <p>5. The exercise of discretion in relation to GIZ-R4.3. is restricted to the following matters:</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.⁴⁶</p>
PREC6	<p><u>Activity status: PER</u></p> <p><u>A. Any industrial activity.</u></p>	<p>Activity status when compliance not achieved:</p> <p><u>B. When compliance with GIZ-R4.A. is not achieved: DIS¹⁸</u></p>

¹⁰ DPR-0363.001-IRHL

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

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

¹³ DPR-0363.001-IRHL

¹⁴ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

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

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

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

	<p><u>Where:</u></p> <p>a. <u>the industrial activity is not a scrap yard, including automotive dismantling or wrecking yard or scrap metal yard.</u>¹⁷</p>	
PREC8	<p><u>Activity status: PER</u></p> <p><u>C. Any industrial activity.</u></p> <p><u>Where:</u></p> <p>a. <u>the industrial activity is not a wet industry.</u>¹⁹</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. <u>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).</u></p> <p>b. <u>Any upgrades required to wastewater infrastructure to cater for the development.</u>²⁰</p>
PREC9	<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. <u>the industrial activity is set back a minimum of 500m of the Walkers Road boundary of Rolleston Prison.</u>²¹</p>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>G. When compliance with GIZ-R4.F. is not achieved: DIS</u>²²</p>
GIZ-R5	Trade Retail and Trade Supply Activities	

¹⁷ Cl 16(2) amendment, restructure GIZ-R4 for consistency and clarity.

¹⁹ Cl 16(2) amendment, restructure GIZ-R4 for consistency and clarity.

²⁰ Cl 16(2) amendment, restructure GIZ-R4 for consistency and clarity.

²¹ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

²² DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

	GIZ -REQ12 Hours of operation²³	...
GIZ-R6	Automotive Activities	
	GIZ -REQ12 Hours of operation²⁴	...
GIZ-R7	Research Activities	
	GIZ -REQ12 Hours of operation²⁵	...
GIZ-R8	Retail Activities	
	GIZ -REQ12 Hours of operation²⁶	...
GIZ-R9	Food and Beverage Activities	
	GIZ -REQ12 Hours of operation²⁷	...
GIZ-R10	Office Activities	
	GIZ -REQ12 Hours of operation²⁸	...
GIZ-REQ4	Setbacks	
GIZ excluding PREC6, PREC7, and

²³ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

²⁴ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

²⁵ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

²⁶ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

²⁷ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

²⁸ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

PREC8 ²⁹ and PREC9 ³⁰		
PREC6 ³⁰ and PREC9 ³⁰
GIZ-REQ5	Landscaping – Road Boundaries	
GIZ excluding PREC6, PREC7, ³¹ and PREC8 ³¹ and PREC9 ³¹
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 ³²:</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 ³³</u></p> <p><u>b. Shall achieve, once matured, a minimum width of 2.5m and a minimum height of 6.5m, ³⁴</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. ³⁵</u></p>	<p>Activity status where compliance is not achieved:</p> <p>10. 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 ³⁷</u> is not achieved: DIS</p>

²⁹ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

³⁰ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

³¹ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

³² DPR-0363.001-IRHL

³³ DPR-0363.001-IRHL

³⁴ DPR-0363.001-IRHL

³⁵ DPR-0363.001-IRHL

³⁷ 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. ³⁶	
PREC9 ³⁸	<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.³⁹</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 mulched⁴⁰</p> <p>21. No fences or structures shall be erected within the 3-metre landscaping strip required in GIZREQ5.19 above.⁴¹</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.⁴²</p>	<p>Activity status where compliance is not achieved: 24.</p> <p>When compliance with any of GIZREQ5.19., GIZREQ5.20., GIZ-REQ5.21., GIZ-REQ5.22. or GIZREQ5.23 is not achieved: DIS⁴³</p>

³⁶ DPR-0363.001-IRHL

³⁸ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

³⁹ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁴⁰ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁴¹ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁴² DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁴³ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

	<p><u>23. Along the frontage with Two Chain Road:</u></p> <p><u>a. a 15m wide landscape strip shall be created consisting of:</u></p> <p><u>i. A landscape strip of 5m width incorporating the retention and supplementation of existing shelterbelts (except where access is required) within 3m of the road boundary. Where existing gaps occur, tree species of either Cupressus macrocarpa, Leyland cypress or Pinus Radiata (minimum 600mm high at the time of planting) are to be planted at 3.0m centres. Trees shall be maintained, at maturity, at a minimum height of 8m.</u></p> <p><u>ii. Provision for maintenance access on the southern side of the retained shelter belts.</u></p> <p><u>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.</u></p> <p><u>iv. Planting of two rows of native plants on the upper section of the northern slope, and the top, of the earth bund. The rows shall be 2m apart, with plants at 1.5m centres and alternative offsets to create a dense native belt 3-5m in height. The plant species shall be selected from Kunzea ericoides, Pittosporum tenuifolium, Pittosporum eugenioides, Phormium tenax, and Pseudopanax arboreus. The plants are to be 0.5L pots with a minimum height of 300mm at the time of planting.</u></p> <p><u>v. All landscaping shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.</u></p>	
GIZ-REQ6	Landscaping – Internal Boundaries	
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-REQ6.6⁴⁷ is not achieved: DIS</p>

⁴⁷ DPR-0363.001-IRHL

	<p>c. in Landscape Treatment Area 4 the landscaping shall achieve, once matured, a minimum width of 2.5m⁴⁴ and a minimum height of 6-5 8m⁴⁵; 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.⁴⁶</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 ⁴⁸	
PREC6 'AREA 3' ⁴⁹	<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

⁴⁴ DPR-0363.001-IRHL

⁴⁵ DPR-0363.001-IRHL

⁴⁶ DPR-0363.001-IRHL

⁴⁸ DPR-0363.001-IRHL

⁴⁹ 001-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 ⁵⁰</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. ⁵¹</p>	
<u>PREC9</u>	<p>5. No building shall be constructed within PREC9 until: ⁵²</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 ⁵³</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 ⁵⁴</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 ⁵⁵</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 ⁵⁶</p> <p>v. The Two Chain Road rail level crossing is upgraded to include barrier arms. ⁵⁷</p>	<p>Activity status where compliance is not achieved:</p> <p>6. When compliance with any of GIZ-REQ11.5 is not achieved: NC ⁵⁸</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 ⁵⁹</p>	Activity status where compliance is not achieved:

⁵⁰ DPR-0363.001-IRHL

⁵¹ DPR-0363.001-IRHL

⁵² DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁵³ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁵⁴ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁵⁵ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁵⁶ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁵⁷ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁵⁸ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁵⁹ 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 ⁶⁰</p> <p>Matters for discretion</p> <p>3. The exercise of discretion in relation to GIZ-REQ12.2 is restricted to the following matters:</p> <p>a. GIZ-MAT8 ⁶¹</p>
GIZ-MAT8	Hours of operation ⁶²	
	1. Any actual or potential noise effects on Rolleston Prison and people residing within the prison. ⁶³	

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>

⁶⁰ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁶¹ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

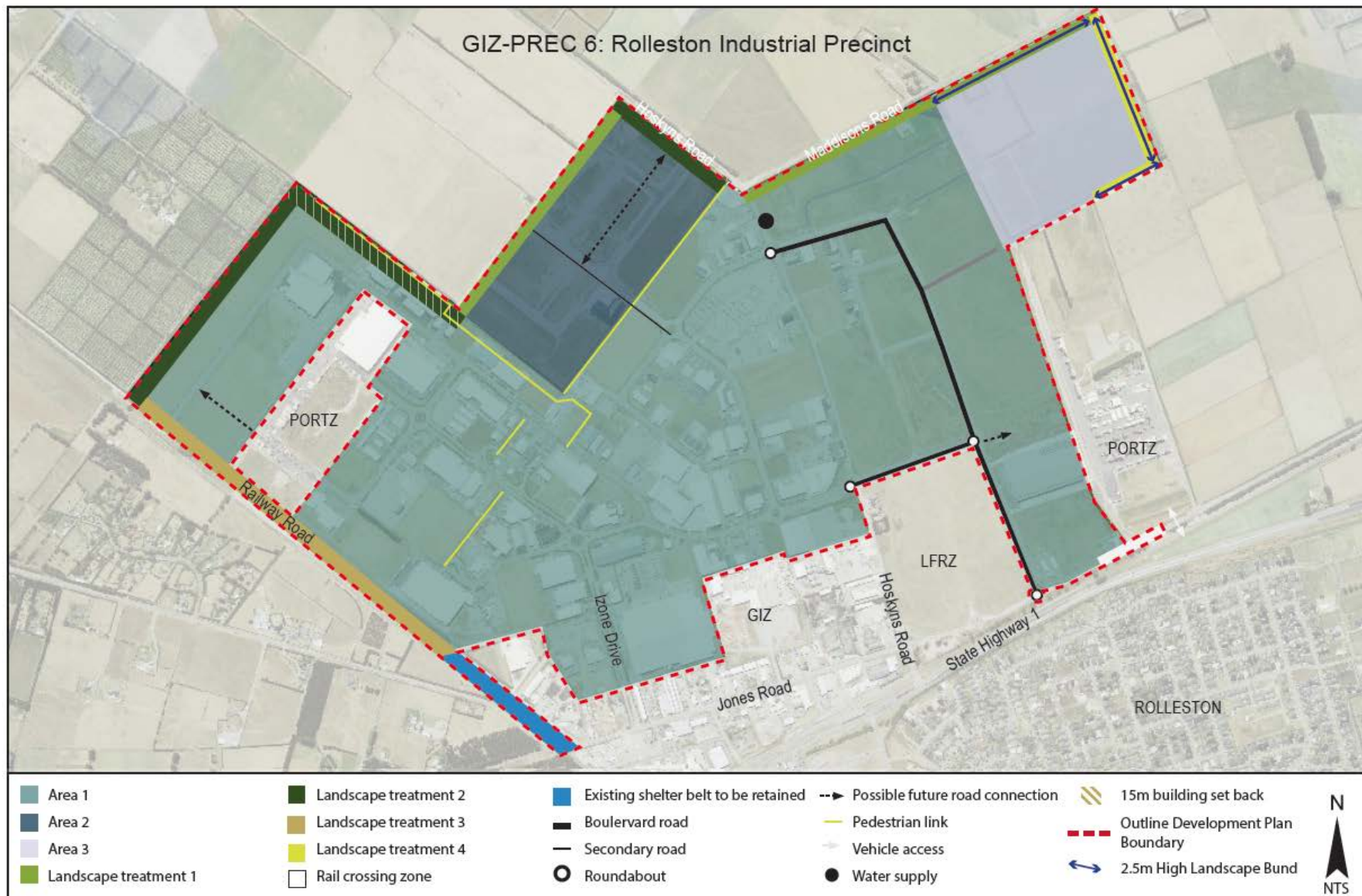
⁶² DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

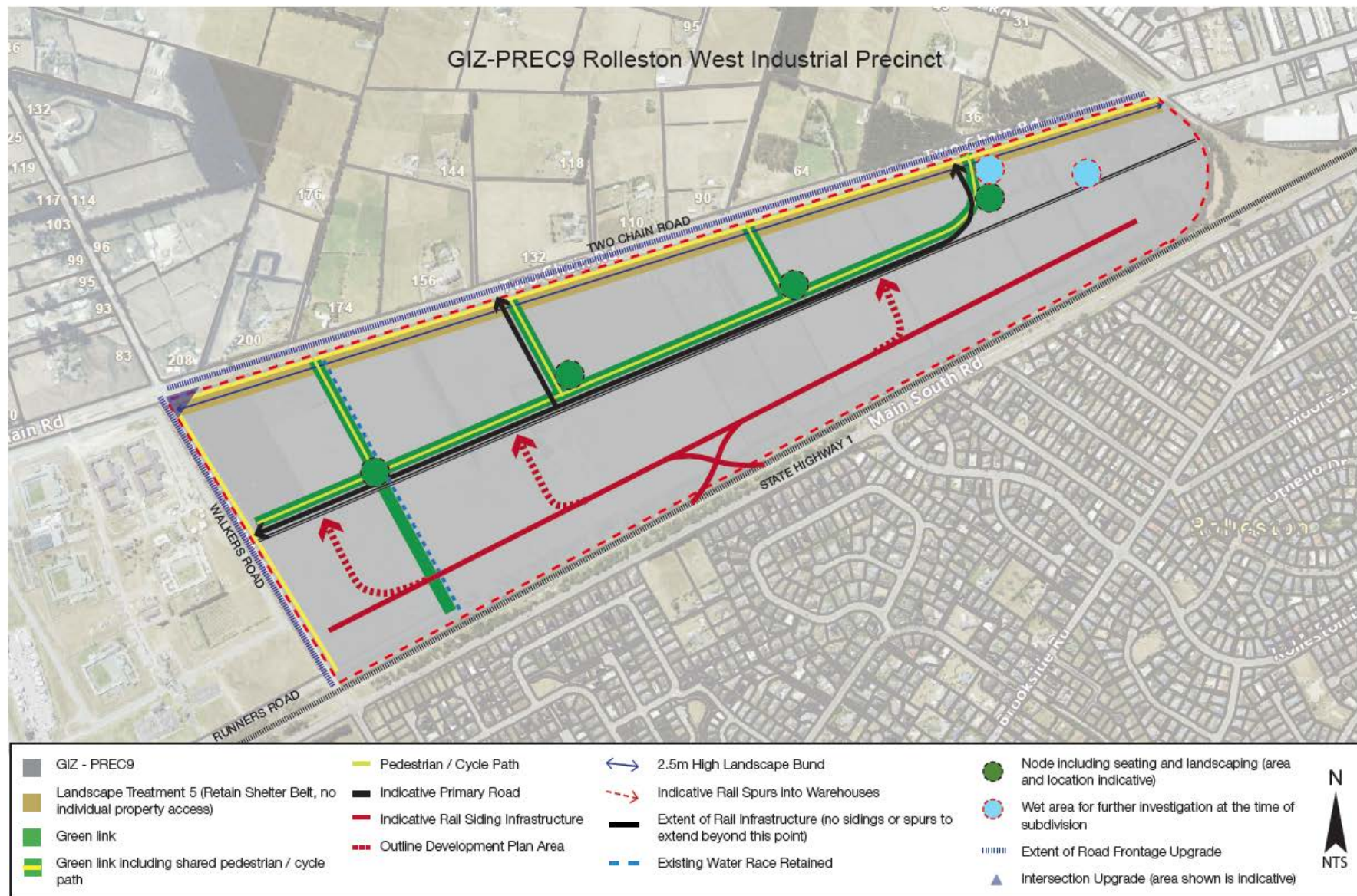
⁶³ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

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

⁶⁴ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.





TRAN CHAPTER

TRAN-REQ2	Vehicle crossing access restrictions	
PREC6	<p>6. The vehicle crossing is not formed:</p> <ul style="list-style-type: none"> a. directly onto Hoskyns Road within Area 2 in the Rolleston Industrial Precinct PREC6; or b. within Railway Road within Area 1 in the Rolleston Industrial Precinct PREC6; or c. directly onto Maddisons Road within Area 3 in the Rolleston Industrial Precinct PREC6. 	<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>910. 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"> a. TRAN-MAT6 Landscape treatment strip protection
<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> ⁶⁵	<p><u>Activity status where compliance is not achieved:</u></p> <p><u>15. When compliance with any of TRAN-REQ2.14 is not achieved: RDIS</u></p> <p><u>Matters for discretion</u></p> <p><u>16. The exercise of discretion in relation to TRAN-REQ2.15 is restricted to the following matters:</u></p>

⁶⁵ 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> ⁶⁶</p> <p>b. for Two Chain Road only, <u>TRAN-MAT6 Landscape treatment strip protection</u> ⁶⁷</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> ⁶⁸</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; ⁶⁹ 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; ⁷⁰</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>3. <u>When compliance with TRAN-REQ7.a.c.iii or TRAN-REQ7.a.c.iv is not achieved: RDIS</u> ⁷¹</p> <p>3 4. When compliance with TRAN-REQ7.1.c.i or .ii is not achieved: NC</p> <p>Matters for discretion</p> <p>45. 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>

⁶⁶ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁶⁷ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁶⁸ DPR-0118.001, 002-Diane & Andrew Henderson

⁶⁹ DPR-0363.001-IRHL

⁷⁰ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁷¹ 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.⁷²</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, ⁷³ 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) ⁷⁴	
PREC9 ⁷⁵	<p>1. The maximum number of new land transport corridors from Two Chain Road into PREC9 shall be two.⁷⁶</p> <p>2. No land transport corridors shall be established from Runners Road into PREC9.⁷⁷</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 ⁷⁸</p> <p>b. TRAN-REQ29.2 is not achieved: RDIS ⁷⁹</p> <p>Matters for discretion:</p>

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

⁷³ DPR-363.001-IRHL

⁷⁴ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁷⁵ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁷⁶ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁷⁷ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁷⁸ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁷⁹ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

		<p><u>4. The exercise of discretion in relation to TRAN-REQ29.3.a. is restricted to the following matters:</u></p> <p><u>a. TRAN-MAT6 Landscape treatment strip protection.</u>⁸⁰</p> <p><u>b. TRAN-MAT2 Vehicle crossings and accessways.</u>⁸¹</p> <p><u>5. The exercise of discretion in relation to TRAN-REQ29.3.b. is restricted to the following matters:</u></p> <p><u>a. TRAN-MAT2 Vehicle crossings and accessways.</u>⁸²</p>
TRAN-MAT2	Vehicle Crossings and Accessways	
<u>PREC9</u> ⁸³	<p><u>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.</u></p> <p><u>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.</u></p> <p><u>3. the effects on persons residing in properties with frontage on, or access to, that part of Two Chain Road opposite PREC9.</u></p> <p><u>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.</u>⁸⁴</p>	
TRAN-MAT6	Landscape Treatment strip protection	
<u>PREC6 and PREC9</u> ⁸⁵

⁸⁰ DPR-0392.007 CSI and DPR-0137.001 Pinedale Enterprises Ltd and Kintyre Pacific Holdings Ltd.

⁸¹ 007-CSI Property Ltd and DPR-0137 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

⁸² 007-CSI Property Ltd and DPR-0137 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

⁸³ 007-CSI Property Ltd and DPR-0137 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

⁸⁴ 007-CSI Property Ltd and DPR-0137 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

⁸⁵ 007-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>Activity status where compliance is not achieved:</p> <p>2. When compliance with EW-REQ1.1. is not achieved: RDIS.</p> <p>Matters for discretion:</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"> 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; b. any potential dust nuisance, sedimentation, and water or wind erosion effects can be avoided or mitigated; 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; 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; 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; f. the degree to which the resultant levels are consistent with the surrounding environment; 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. <p><u>4. When compliance with EW-REQ1.1.a is not achieved: NC</u></p>

Proposed Selwyn District Plan, Ellesmere Rezoning Hearing

Summary statement of position, Economics, Selwyn District Council

INTRODUCTION

Qualifications and Experience

1. My full name is Derek Richard Foy. I was commissioned by Selwyn District Council (“SDC”) to review several submissions , for the Eastern Selwyn rezoning hearing, including:
 - ❖ DPR-0135 Lilley Family Trust
 - ❖ DPR-0160 West Melton Three Ltd
 - ❖ DPR-0399 Gulf Central Properties Ltd and Apton Developments Ltd.
2. I provided that review in a report titled “Selwyn Proposed District Plan rezoning requests: Eastern Selwyn Commercial and Industrial Peer review of submission expert evidence”, dated 28 November 2022.
3. Since I completed my report in November, the submitters have lodged evidence in reply.
4. I have now been asked by SDC to provide a response to the rebuttal statements of submitters and their experts in relation to those three submissions, and also to the submission of DPR-0392 CSI Property Limited. This memo sets out my current position on the submissions having read those rebuttal statements.

Code of Conduct

5. Whilst I acknowledge that this is not an Environment Court hearing, I confirm that I have read and am familiar with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. I have complied with the Code of Conduct in preparing the economics review and this summary statement and I agree to comply with it while giving any oral evidence during this hearing. Except where I state that I am relying on the evidence of another person, my evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

Summary of current position: DPR-0135 Lilley Family Trust

6. In his rebuttal statement dated 23 February 2023 Mr Thompson agrees that a Town Centre Zone (TCZ) would be an appropriate zone to apply in response to the DPR-0135 request.
7. The application of a TCZ was, and remains my recommendation, and so I am in agreement with Mr Thompson’s rebuttal conclusion.

Summary of current position: DPR-0160 West Melton Three Ltd

8. In my review of DPR-0160 and the statement of Mr Thompson (economics), I concluded that not all of the land requested to be rezoned to Local Centre Zone (“LCZ”) would be required for the population size Mr Thompson projected for West Melton.
9. Mr Thompson’s original statement of evidence (29 July 2022) was based on West Melton growing from 1,050 dwellings in 2023 to 1,175 by 2033, and 1,590 by 2043,¹ growth of around 125 dwellings by 2033, and 550 by 2043.
10. As detailed in my Joint Witness Statement with Mr Colegrave for these hearings² I now expect that there will be demand for 460 additional dwellings in West Melton in the medium term (2033), and 1,200 in the long term (2053). Those projections, taken from the recently³ completed Selwyn Capacity for Growth Model 2022 (“SCGM 2022”), indicate stronger growth is now expected than Mr Thompson’s mid-2022 assessment projected, with demand for an additional 335 dwellings in West Melton as at 2033 and thereafter.
11. That larger expected future West Melton would therefore support a larger area of LCZ than I then concluded would be sustainable in my review. I now estimate that the additional 335 dwellings now projected in West Melton would support in the order of an additional 0.2ha of centre space, on top of the 0.7ha I assessed in my initial review of DPR-0160, taking additional centre-zoned area to close to 1.0ha.
12. That remains less than the 1.4ha requested in submissions DPR-0160 and DPR-0118 together, however I accept that there is uncertainty associated with those demand projections, and agree with Mr Thompson that plentiful supply can stimulate demand.⁴ If the residential zones sought to be created through plan changes 74 and 77 are approved, it may be that the SCGM demand estimates turn out to be lower than future demand, and for that reason, I accept Mr Thompson’s points that there is value in not under providing for centre zoned land in West Melton, and that the costs associated with a potential oversupply are small.⁵
13. However I also note that, contrary to Mr Thompson’s rebuttal, plan changes 74 and 77 have not yet been approved, and so may not support additional centre space. Those plan changes are also subject to rezoning requests,⁶ and so the opportunity exists for the panel to take into account all submissions (PC74, PC77 and the two centre zones) and respond to the requests being cognisant of decisions for each. For example, my recommendation is that if the residential areas in PC74 and PC77 were to be approved, it would be appropriate to approve the full amount of LCZ (1.4ha) requested.

¹ Statement of evidence of Adam Thompson (economics), Appendix A, Figure 2

² In relation to submission DPR-0411 Hughes Development Limited, dated 28 February 2023

³ late February 2023

⁴ Rebuttal statement of evidence of Adam Thompson (economics), paragraph 3.2

⁵ Rebuttal statement of evidence of Adam Thompson (economics), paragraph 3.2

⁶ DPR-0460 Marama Te Wai for PC77, DPR-0411 Hughes Development Limited for PC74

14. That recommendation takes into account Mr Thompson's points that more centre land will promote a competitive land market and increase the likelihood additional centre space is actually developed, and not land-banked, and would enable a broader range of activities to establish on centre-zoned land in West Melton than was assumed in his original evidence.
15. In fact, those benefits discussed in paragraph 15 would, in my opinion, be sufficient justification, together with the new demand projections, to warrant rezoning to LCZ as requested the full 1.4ha requested in submissions DPR-0160 and DPR-0118 together, which differs from the recommendation in my initial review that only part of the 1.4ha be rezoned.

Summary of current position: DPR-0399 Gulf Central Properties Ltd and Apton Developments Ltd

16. In my initial review of the submission I stated general support for the requested Rural Business Precinct Overlay ("RBP") over the Gulf Block as an appropriate response to the Site's specific locational characteristics from an economics perspective. That conclusion was qualified that assessment was required under the NPS-HPL, which imposes obligations to minimise use of HPL for development, and so it would need to be shown that the rezoning requested is the minimum necessary to provide required development capacity while achieving a well-functioning urban environment, under clause 3.6(5) of the NPS-HPL.
17. The rebuttal statement of Mr Ford (24 February 2023) concludes that the Site could support rural production if the constraints he identifies (irrigation, reverse sensitivity, use of the land as a single farming entity, removal of existing commercial activities) could be overcome. However, Mr Ford concludes that it would not be possible to overcome those constraints, and that the Site lacks sufficient scale, meaning that the Site would not be economically viable for primary production for at least 30 years,⁷ and that there are "permanent or long-term constraints on economic viability cannot be addressed through any reasonably practicable options that would retain the productive capacity of the highly productive land."⁸
18. I accept the conclusions of Mr Ford, and his reliance of the evidence of Mr Hainsworth, that the Site should be exempt from NPS-HPL restrictions under clause 10. That then leaves me to support the requested RBP overlay without the qualification of NPS-HPL limitations, as I had stated in my initial review.

Summary of current position: DPR-0392 CSI Property Limited

19. I was not asked to review DPR-0392 as part of my November review, and so provide here my first response to the submission, via a response to the rebuttal statement of Ms Hampson (24 February 2023).

⁷ Statement of evidence of Stuart Ford (economics), paragraph 5.3

⁸ Statement of evidence of Stuart Ford (economics), paragraph 6.1

20. I agree with Ms Hampson's point that she and I are in agreement on economics issues, including the projected long-term inadequate supply of industrial land in Rolleston if the area requested to be rezoned to industrial by DPR-0392 is not rezoned.
21. I maintain that that shortfall will only come about in the NPS-UD long-term (between 10 and 30 years) and there will be sufficient industrial supply for the next 10 years.
22. I understand that SDC has today approved the commissioner's decision for PC80 to rezone the area subject to the submission, and so the DPR-0392 submission may now be redundant.

Derek Foy

8 March 2023



30 Rapaki Road
Hillsborough
CHRISTCHURCH 8022

phone: +64 22 364 7775
email: hugh@urbanshift.nz

To: Jessica Tuilaepa, Senior Policy Planner
From: Hugh Nicholson, Urban Designer
Date: 9th March 2023
Re: Peer Review of Rebuttal Evidence for DPR-0118 and DPR-0160

I have reviewed the rebuttal evidence for DPR0118 and DPR0160 and my comments are attached below:

DPR-0118

Ms Lauenstein and I have largely adopted the same position with regard to this site, and the revised ODP provided by Ms Lauenstein would be a positive outcome.

I note that there are a couple of matters that should potentially be included in the narrative of the ODP. There is a small local purpose reserve between lots 19 and 21 Corriedale Lane that contains part of a walkway from Westview Crescent. The southern part of the walkway is over a ROW that dog-legs to the south of 19 Corriedale Lane and is half owned by sections 21 and 23 Corriedale Lane. I consider that the best outcome would be for the north south leg of the ROW connecting to new footpath along this section of SH73 to be vested with Council to complete the pedestrian walkway, while the east west leg of the ROW could be amalgamated with 19 Corriedale Lane to provide a larger section or setback. This would prevent the existing ROW from being used for commercial traffic associated with the rezoned 21-23 Corriedale Lane.

If the north south leg is not vested with Council I consider that the narrative of the ODP should require a legal instrument to be lodged that prevents any access for commercial vehicles associated with 21 and 23 Corriedale Lane over the ROW or from Corriedale Lane.

In any event I recommend that the ROW should retain an underlying residential zoning for clarity.

DPR-0160

I have reviewed Mr Thomson's rebuttal evidence. I am not opposed to part or all of this site being zoned for commercial uses but I consider that the following matters should be addressed:

Ms Lauenstein in her evidence has provided a concept plan for a possible development of the site, however, there is no requirement for this form of development to be implemented as part of the rezoning. I recommend that if the rezoning is approved (either in part or wholly) that it should include an ODP which specifies the key matters to be delivered as part of any development. Matters that should be addressed include (but not limited to) vehicle and pedestrian circulation routes, parking areas, built form, active frontages and setbacks, a landscaping strategy and a staging plan.

Based on the anticipated retail demand I recommend that the staging and size of any retail development is managed through a planning mechanism such as a deferred zoning or a future urban growth area in order to reduce potential adverse effects on the other retail areas in West Melton.

Please let me know if you have any questions or require any further detail.

Hugh Nicholson

UrbanShift

4415
9 March 2023

Selwyn District Council
PO Box 90
Rolleston

Attention: Justine Ashley,



Dear Ms Ashley,

**RE: Proposed District Plan
DPR-0124 Paul Cockburn Family Trust
171 Hoskyns Road, Rolleston
Geotechnical Evidence Peer Review**

Geotech Consulting Ltd has peer reviewed the geotechnically related evidence submitted in support of the re-zoning request DPR-0124. Our review letter was dated 21 September 2022 reviewed the geotechnical information in *Statement of Evidence of Firas Salman*, dated 1 August 2022 (Rev 02). That evidence only included the assessment of the Greendale Fault and was sufficient to demonstrate that the Greendale fault presents a sufficiently low risk of rupture in the lifetime of a building to allow industrial development. However, as noted in our conclusion (21 Sep 2022), there was no comment on subsurface conditions or natural hazards and that a statement from the submitter that the land is geotechnically suitable for industrial development was needed.

We have now received *Statement of Evidence of Firas Salman*, dated 20 February 2023 (Rev 03). Part 1 of the evidence relates to the Greendale Fault and is unchanged from the August 2022 evidence. Part 2 Natural Hazard Assessment is new and addresses the identified lack in the earlier evidence.

Mr Salman's evidence briefly summarises the geological setting and sub-surface conditions, concludes that liquefaction hazard is negligible and then presents a natural hazard assessment. Mr Salman concludes that the hazards are either not present or at a low level such that they can be easily mitigated, and that the site is geotechnically suitable for industrial development. We concur with the conclusions.

The revised evidence meets the need to confirm geotechnical suitability of the site. No additional information is required.

Yours faithfully
Geotech Consulting Limited

A handwritten signature in dark ink, appearing to read 'I. McCahon'.

Ian McCahon

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GEOLOGICAL & ENGINEERING SERVICES

PROJECT	PROPOSED DISTRICT PLAN: REZONING SUBMISSIONS: EASTERN SELWYN COMMERCIAL & INDUSTRIAL PACKET
SUBJECT	PEER REVIEW OF REBUTTAL EVIDENCE
TO	JUSTINE ASHLEY, JESS TUILAEPÄ
FROM	MAT COLLINS
DATE	8 MARCH 2023

SUMMARY OR PEER REVIEW

Flow Transportation Specialists Ltd (Flow) has been engaged by Selwyn District Council (Council) to provide transport planning and transport engineering advice regarding the Proposed District Plan (PDP). Council has requested that I review transport matters associated with these rezoning requests within the “Eastern Selwyn Commercial and Industrial” packet, which I provided in my technical memo dated 13 February 2023 (Flow reference TN3B230213).

This technical note provides my review of rebuttal evidence for DPR-0118, DPR-0124 and DPR-0399.

1 DPR-0118: 727 WEEDONS ROSS ROAD AND 19-23 CORRIEDALE LANE, WEST MELTON, DIANE AND ANDREW HENDERSON

In my initial review I recommend that

- ♦ the rezoning request for 727 Weedons Ross Road can be approved
- ♦ the requested rezoning for 19 – 23 Corriedale Lane should be declined, unless a planning mechanism is introduced to restrict vehicle access to 19 – 23 Corriedale Lane from Corriedale Lane, or otherwise require Corriedale Lane to be upgraded to support rezoning.

In his rebuttal evidence, dated 24 February 2023, Mr Gallot stated that

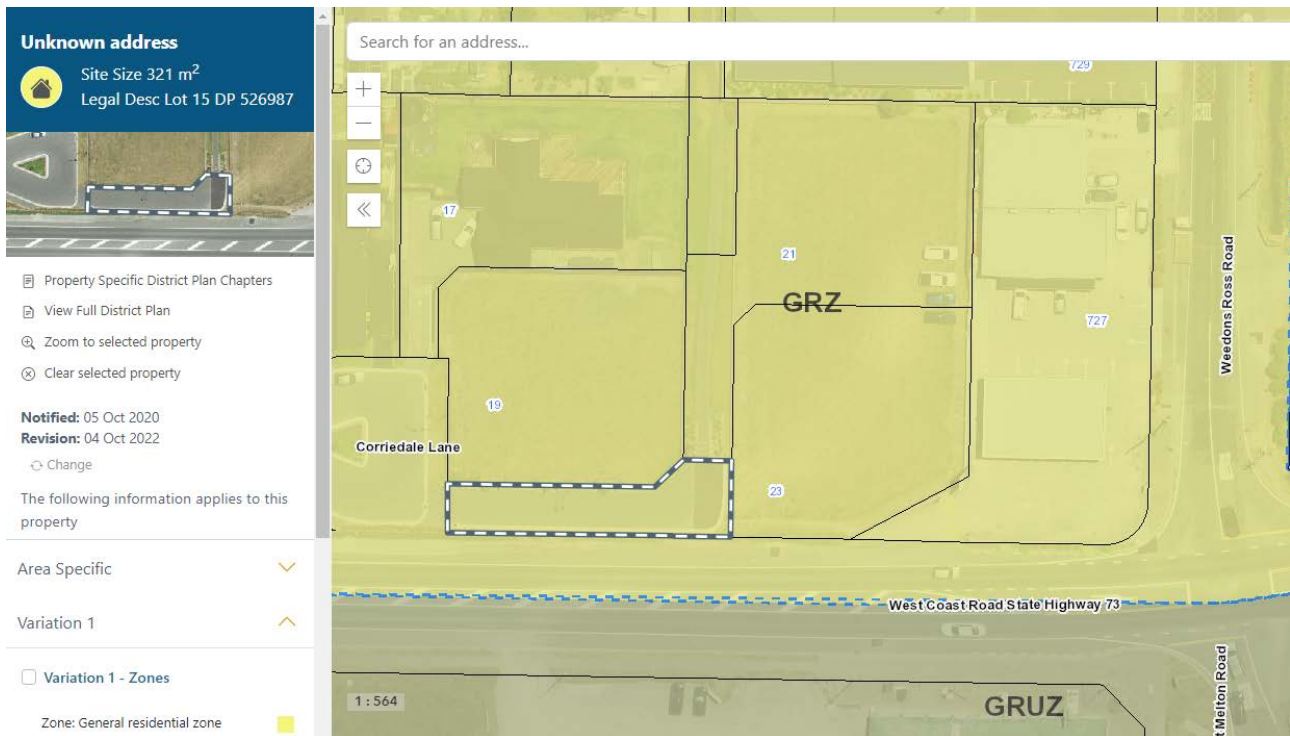
- ♦ he agrees that my concerns about effects on Corriedale Lane are valid and in response to this, 19 Corriedale Lane is proposed to remain as GRZ per the notified PDP
- ♦ as a result, all traffic generated by LCZ for 21 – 23 Corriedale Lane would be via SH73 and Weedons Ross Road
- ♦ access to SH73 would be via a left in / left out vehicle crossing, which would be supported by the raised median on SH73 which is currently being constructed.

I consider that

- ♦ retaining 19 Corriedale Lane as GRZ adequately addresses my concerns and that 21 – 23 Corriedale Lane can be rezoned as LCZ, so long as 21 – 23 Corriedale Lane do not have legal access over Lot 15 DP526987 to Corriedale Lane, as shown in Figure 1

- ♦ vehicle access to SH73 can be considered through the future resource consent process, and I note that TRAN-R4 and TRAN-REQ4 allows Council discretion to notify Waka Kotahi and seek its input on this
- ♦ the amended rezoning request can be approved.

Figure 1: Lot 15 DP526987, which I recommend should not allow legal access for 21 - 23 Corriedale Lane to Corriedale Lane



2 DPR-0124: 171 HOSKYNES ROAD, ROLLESTON, PAUL COCKBURN FAMILY TRUST

In my initial review I recommended that

- ♦ I recommend that the Outline Development Plan be amended to
 - ♦ Identify a “Secondary Road” between Hynds Drive (extension) and Hoskyns Road rather than it being identified “Possible future connection”; or
 - ♦ Identify a pedestrian/cycle link be identified between Hynds Drive (extension) and Hoskyns Road
- ♦ I recommend that the proposed information requirement TRAN-REQ29 be amended to include
 - ♦ A requirement for the currently unformed section of Detroit Drive to be formed
 - ♦ That no building be occupied until the SH1/Dunns Crossing Road/Walkers Road intersection is upgraded to a roundabout.

In his rebuttal evidence, dated 24 February 2023, Mr Metherell

- ♦ considers my recommendation, that no building be occupied until the SH1/Dunns Crossing Road/Walkers Road intersection is upgraded to a roundabout, was a more relaxed than his proposed trigger of the Rolleston Overbridge. To clarify, my recommendation is that SH1/Dunns Crossing Road/Walkers Road roundabout is in addition to the trigger requiring the Rolleston Overbridge, which I clarified with Mr Metherell during a meeting we had at 1030am on 24 February 2023
- ♦ notes that the Rolleston Flyover is anticipated to be delivered in the later stages of the SH1 Rolleston project, once the SH1/Dunns Crossing Road/Walkers Road intersection has been upgraded
- ♦ notes that congestion effects at the SH1/Dunns Crossing Road/Walkers Road, considered as part of PC80, were based on a 15 year plus horizon, and that this upgrade is not needed to support DPR-0124
- ♦ recommends that, should the Secondary Road be included in the ODP, that flexibility should be provided to allow for more detailed assessment of its location
- ♦ disagrees with my recommendation that cycle facilities should be provided within the site, and that cyclists can share the road with vehicles
- ♦ considers that my recommendation that the currently unformed section of Detroit Drive should be formed by the submitter is unnecessary. He considers that the formation can be decided during subdivision.

I consider that

- ♦ A mechanism restricting development until the SH1/Dunns Crossing Road/Walkers Road roundabout is complete should be included
 - ♦ Mr Metherell has commented on congestion effects at this intersection, but not the potential safety effects that could result should development occur prior to the upgrade. This intersection currently has a high Personal and Collective risk score, which is discussed in more detail in Waka Kotahi's submission on PC73¹
 - ♦ Although Waka Kotahi indicates that this intersection will be upgraded prior to the delivery of the Rolleston Overbridge, identifying this intersection as a prerequisite for development within the site draws attention to potential safety effects that could result, should subdivision consent be sought prior to the Rolleston Overbridge being delivered. I note that this scenario is currently occurring within land rezoned by PC66, with Council receiving a resource consent for a Non-complying activity, seeking development ahead of the delivery of the Rolleston Overbridge
- ♦ the Secondary Road between Hynds Drive (extension) and Hoskyns Road should be shown on the ODP, and that flexibility is provided to allow for more detailed assessment of its location during future subdivision as recommended by Mr Metherell
- ♦ Mr Metherell has misinterpreted my recommendation for cycling facilities within the site. My recommendation was that the Outline Development Plan should identify a pedestrian/cycle link

¹ Submission on Plan Change 73, Waka Kotahi, dated 30 April 2021, available online at https://www.selwyn.govt.nz/data/assets/pdf_file/0009/417735/PC73-0010-Waka-Kotahi.pdf

between Hynds Drive (extension) and Hoskyns Road if my recommendation that the Secondary Road be shown on the ODP was not adopted. I consider that my view is consistent with Objective TRAN-O1 and Policy TRAN-P2, as Hoskyns Road is identified as a key cycle route and presents an opportunity to improve accessibility to the site and reduce dependency on private motor vehicles. However, as Mr Metherell and I appear to agree regarding the Secondary Road, the provision of cycling facilities on the Secondary Road can be assessed as part of the future subdivision consent and does not need to be shown on the ODP

- ♦ the ODP should be amended to show the link through to Detroit Drive, including extending the road connection through to the formed section of Detroit Drive as suggested by Mr Metherell. The formation of the currently unformed section can be addressed during future resource consent.

3 DPR-0399: JONES ROAD/DAWSONS ROAD, ROLLESTON, GULF CENTRAL PROPERTIES LTD AND APTON DEVELOPMENTS LTD

In my initial review I recommended that

- ♦ Land west of Curraghs Road, which was included within Submission DPR-0399, should not be rezoned to GIZ nor included within the proposed General Rural Zone (GRUZ) Precinct 2
- ♦ I generally agree with Mr Leckie's evidence in relation to land east of Curraghs Road, which was included within Submission DPR-0399
- ♦ I share Mr Leckie's concerns about the potential effect of large heavy vehicle movements generated by the sites during peak hours. I support Mr Leckie's recommendations to restrict large heavy vehicle movements, and I consider that a planning mechanism is required to ensure this outcome. I suggest that the proposed GRUZ Precinct 2 includes a rule or assessment criteria that gives Council discretion over the safety and efficiency effects of large vehicle movements generated by the Precinct during peak commuter periods
- ♦ A planning mechanism is required to ensure the existing sightline to SH1, shown in Figure 6 of Mr Leckie's evidence, is protected. Within the area indicatively shown in Figure 4, there should be no vegetation, fencing or structures higher than 1.1m, to ensure the sight line from the vehicle crossing is not compromised.

In his rebuttal evidence, dated 24 February 2023, Mr Leckie

- ♦ Responds to the submission from Waka Kotahi, including subsequent discussions between Mr Leckie and Mr Fletcher (for a Waka Kotahi)
- ♦ Concludes that vehicle access to Curraghs Road, as sought by Waka Kotahi, is impractical
- ♦ Agrees with my recommendation that a planning mechanism is provided to ensure the existing sightline from the Dawsons Road vehicle crossing through the site to SH1 is protected
- ♦ Recommends that any rule or assessment criteria to restrict right turn movements into and out of the site should apply during all times of the day.

I have considered the following matters

- ♦ Waka Kotahi has raised valid concerns about the proposed vehicle access onto Dawsons Road, the proximity to the SH1/Dawsons Road roundabout, Dawsons Road/Jones Road intersection, and Dawsons Road level rail crossing make the location very complex in terms of road user decision making
- ♦ Waka Kotahi considers that it would be safer to provide vehicle access to the site via Curraghs Road, and I agree with this. However as I understand it, Waka Kotahi has a designation for road construction over the “Farm Chief” property (legal description Section 52 SO 48747) but the property remains in private ownership and therefore submitter DPR-0399 is not able to form a legal vehicle access to Curraghs Road
- ♦ In theory I consider that the recommendations in Mr Leckie’s evidence provide adequate mitigation for safety concerns raised by Waka Kotahi when weighed against the fact that there is no alternative vehicle access point to the site
- ♦ I agree with Mr Leckie that right turn restrictions should apply to heavy vehicles entering the site. In my initial review I recommended a rule or assessment criteria that gives Council discretion over the safety and efficiency effects of large vehicle movements generated by the Precinct during peak commuter periods. However, on reflection I consider that this may not be adequate to ensure right turns were prevented as it would require constant monitoring and enforcement from Council
- ♦ The upgrade of the Jones Road/Dawsons Road intersection as part of the Fulton Hogan Quarry consent, discussed in Paragraph 52 of Mr Leckie’s Statement of Evidence, provides an opportunity to create a solid median on Dawsons Road to physically prevent right turns into or out of the DPR-0399 site. The roundabout at Jones Road/Dawsons Road would allow vehicles that would otherwise perform a right turn into/out of the site to make a safer left turn into/out of the site. I consider that this would ensure that safety concerns relating to the adjacent rail level crossing would be adequately addressed
- ♦ This would affect the existing vehicle access to 4 Dawsons Road, as it would also physically prevent right turns into and out of this site, however the affect on accessibility would be minimal in my view. I have shown this in Figure 2
- ♦ Figure 3 shows indicatively how the existing raised median at the SH1/Dawsons Road roundabout could be extended to restrict the DPR-0399 site to a left in/left out arrangement.

I therefore recommend that

- ♦ A planning mechanism be included which requires the following to be completed prior to any development within the DPR-0399 site
 - ♦ The upgrade of the Jones Road/Dawsons Road intersection to a roundabout (noting that this is proposed to be delivered by others)
 - ♦ The construction of a raised median on Dawsons Road to restrict access to the DPR-0399 site to left in / left out only (to be delivered by the submitter DPR-0399)
- ♦ A planning mechanism to ensure that no vegetation, fencing or structures higher than 1.1m are located within the area shown in Figure 4, to ensure the sightline from the vehicle crossing is not compromised.

Reference:P:\SDCX\018 Proposed District Plan Rezoning Peer Review\4.0 Reporting\TN8A230308 - PDP rezoning requests - Eastern Selwyn Commercial and Industrial packet rebuttal.docx - Mat Collins

Figure 2: Jones Road/Dawsons Road roundabout enables safer left turns into/out of DPR-0399 and 4 Dawsons Road

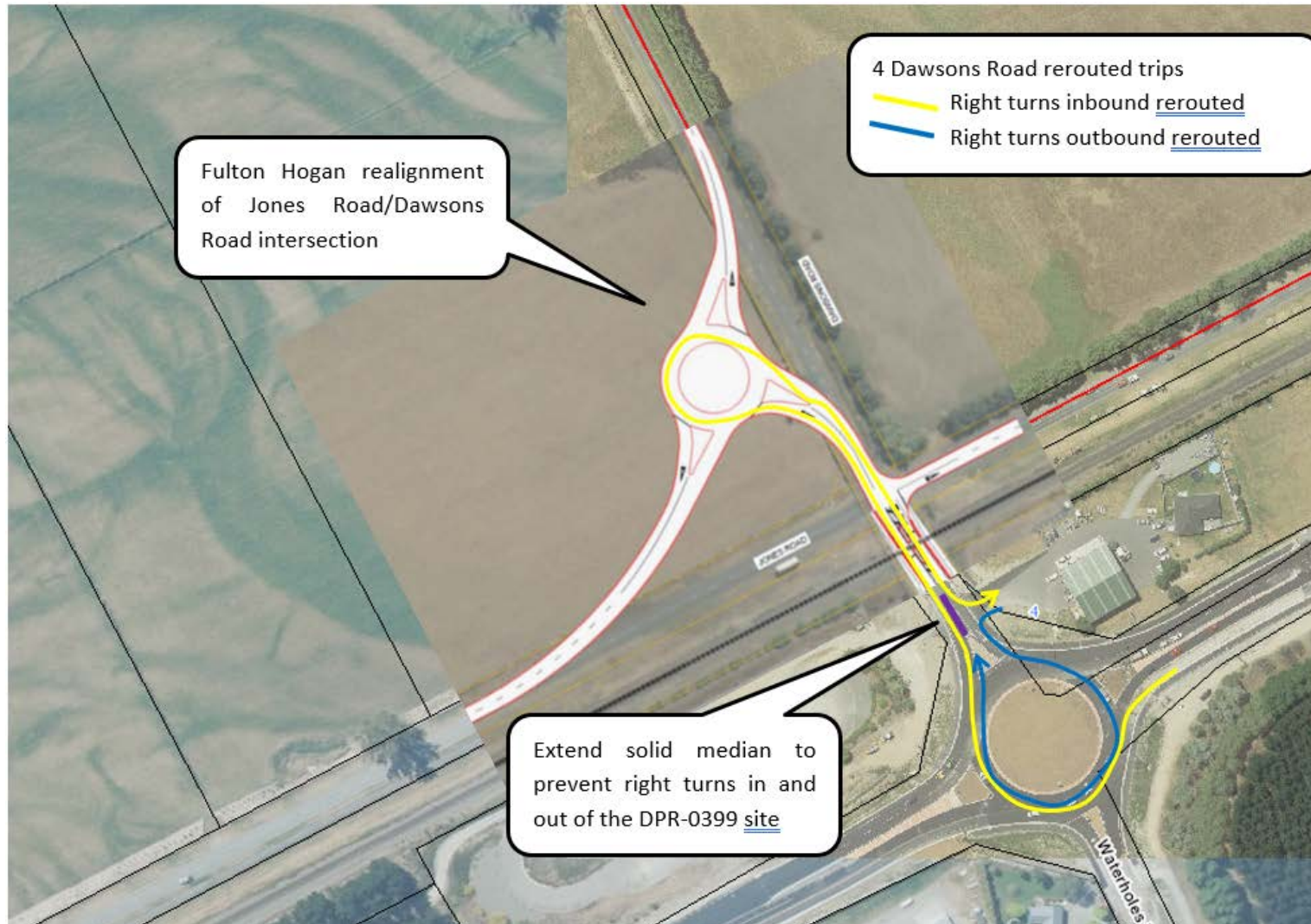


Figure 3: Concept showing how an extended raised median can physically prevent right turns into and out of the DPR-0399 site

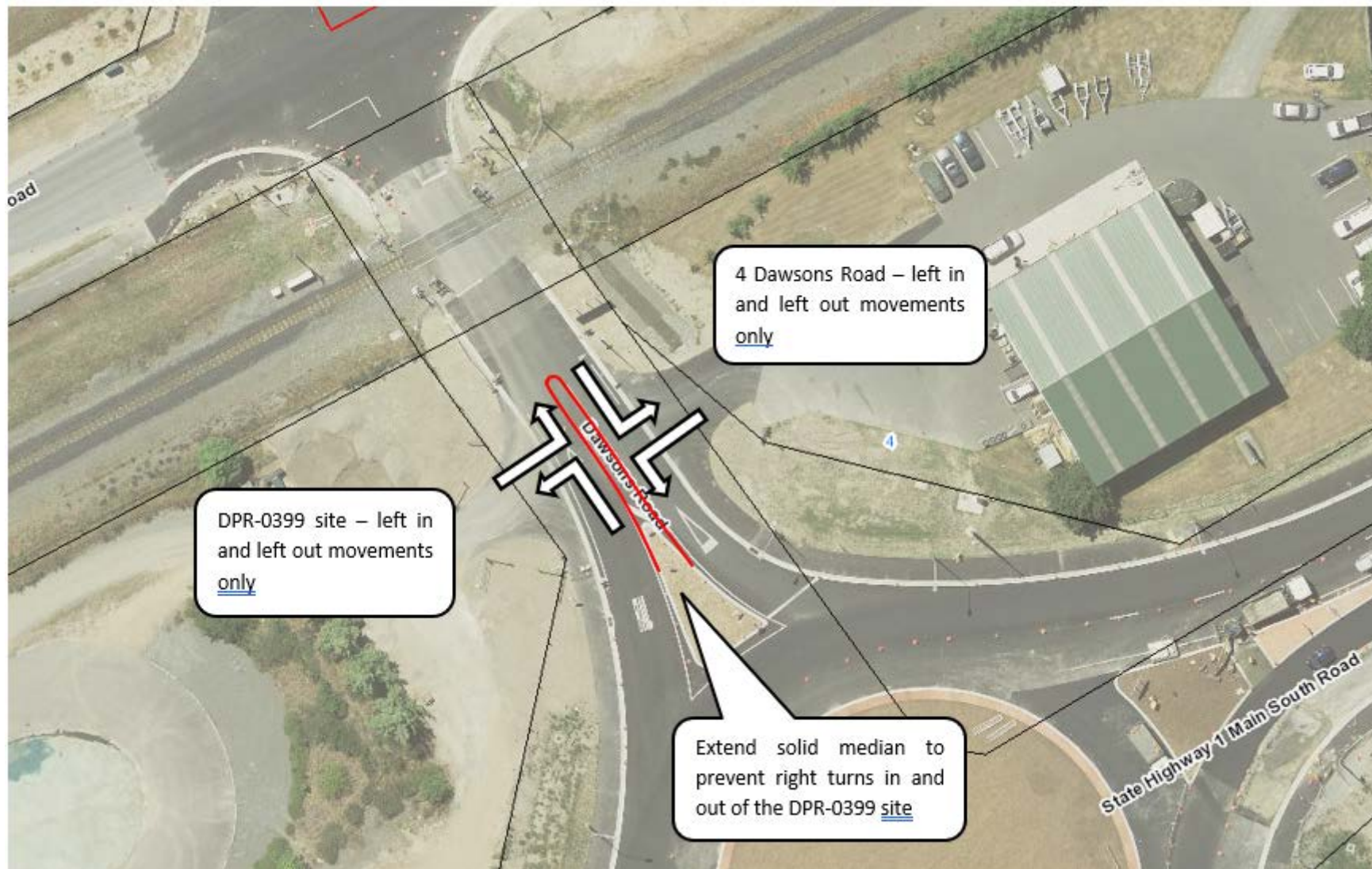


Figure 4: Indicative land within proposed GRUZ Precinct 2 to be protected for sight line

