

# Proposed Selwyn District Plan



## Section 42A Report

Report on submissions and further submissions

Rezoning: Commercial and Mixed Use and General  
Industrial Rezoning Requests in Eastern Selwyn

Jessica Tuilaepa

3 February 2023

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## List of submitters and further submitters addressed in this report

Submitter ID	Submitter Name	Abbreviation
DPR-0032	Christchurch City Council	CCC
DPR-0118	Diane & Andrew Henderson	-
DPR-0124	The Paul Cockburn Family Trust	-
DPR-0132	The Paul Cockburn Family Trust & Helen Cockburn Family Trust	-
DPR-0135	Lilley Family Trust	-
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	
DPR-0137	Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd	-
DPR-0145	Dean Williams, Bunnings Group Limited	Bunnings
DPR-0157	Kevin & Bonnie Williams	-
DPR-0160	West Melton Three Ltd	-
DPR-0204	JP Singh	-
DPR-0284	Z Rakovic	-
DPR-0302	Alison Smith, David Boyd & John Blanchard	-
DPR-0351	Next Level Developments Ltd - Shane Kennedy	-
DPR-0358	Rolleston West Residential Ltd	RWRL
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	IRHL
DPR-0373	Foodstuffs South Island Limited & Foodstuffs (South Island) Properties Limited	Foodstuffs
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	RIHL
DPR-0375	Waka Kotahi	-
DPR-0378	The Ministry of Education	-
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	RIDL
DPR-0386	Rolleston Square Limited	-
DPR-0392	CSI Property Limited	CSI
DPR-0396	Woolworths New Zealand Limited	-
DPR-0399	Gulf Central Properties Ltd & Apton Developments Ltd	-
DPR-0415	Fulton Hogan Limited	-
DPR-0445	Rebecca Bennett	-
DPR-0446	Transpower New Zealand Ltd	Transpower
DPR-0453	Midland Port, Lyttelton Port Company Limited	LPC
DPR-0488	Dally Family Trust and Julia McIlraith	-
DPR-0505	S Gifford-Moore	-
DPR-0519	Dee-Ann Bolton	-
DPR-0528	Nicole and Ben Schon	-
DPR-0535	Sue Hobby	-
DPR-0548	Debbie & Andrew Maples	-
DPR-0562	Richard Bolton	-
DPR-0567	The John Stewart Family Trust	-
DPR-0572	Cooke Family Trust	-
DPR-0574	Macrocarpa Supplies Limited	-
DPR-0575	Makz Trailers Limited	-
DPR-0577	Southern Horticultural Products Ltd	-
DPR-0582	Andrew and Debbie Maples	-
DPR-0583	Steven Champ	-
DPR-0584	Barron Family Trust	-
DPR-0585	Warren and Pauline Newell	-
DPR-0586	Gavin and Deborah Newell	-
DPR-0588	Michael House	-
DPR-0590	Margaret Elizabeth Barratt	-
DPR-0592	Anthony John Clark and Susan Alison Clark	-

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

## Abbreviations

Abbreviations used throughout this report are:

Abbreviation	Full text
CMUZ	Commercial and Mixed-Use Zones
CRPS	Canterbury Regional Policy Statement 2013
GIZ	General Industrial Zone
GRUZ	General Rural Zone
GRZ	General Residential Zone
IMP	Mahaanui Iwi Management Plan 2013
LCZ	Local Centre Zone
LFRZ	Large Format Retail Zone
NCZ	Neighbourhood Centre Zone
NPS-HPL	National Policy Statement on Highly Productive Land
NPS-UD	National Policy Statement on Urban Development
ODP	Outline Development Plan or Operative District Plan
PC	Plan Change
PDP	Proposed Selwyn District Plan
RMA or Act	Resource Management Act 1991
SDC	Selwyn District Council
TCZ	Town Centre Zone



## 1. Purpose of report

- 1.1 This report is prepared under s42A of the RMA in relation to submissions seeking to rezone land in the PDP. The purpose of this report is to provide the Hearing Panel with a summary and analysis of the submissions received on this topic and to make recommendations on either retaining the PDP provisions without amendment or making amendments to the PDP in response to those submissions.
- 1.2 In preparing this report I have had regard to the [s42A report on Strategic Directions](#) prepared by Mr Robert Love, including the [Right of Reply Report](#), the [Overview s42A report](#) that addresses the higher order statutory planning and legal context, also prepared by Mr Love; the [s42A report on Urban Growth](#) prepared by Mr Ben Baird, including the [Right of Reply Report](#); and the [Rezoning Framework s42A report](#) also prepared by Mr Baird (updated version dated 1 July 2022), and the s42 Reports on [Transport](#) and the [General Rural Zone](#) and the [Transport](#) and [GRUZ](#) Right of Reply Reports all prepared by Mr Jon Trewin. The s42A reports and subsequent Right of Reply reports for the GIZ and CMUZ chapters, prepared by myself, have also been taken into consideration. The recommendations are informed by both the technical information provided by Mr Derek Foy (Economics), Mr Ian McCahon (Geotech), Mr James Bentley (Landscape), Mr Hugh Nicholson (Urban Design), Mr Murray England (Infrastructure) and Mr Mat Collins (Transport) (see **Appendix 4**) and the evaluation undertaken by myself as the planning author.
- 1.3 The conclusions reached and recommendations made in this report are not binding on the Hearing Panel. It should not be assumed that the Hearing Panel will reach the same conclusions having considered all the information in the submissions and the evidence to be brought before them, by the submitters.

## 2. Qualifications and experience

- 2.1 My full name is Jessica Barbara Tuilaepa. I have been employed by the Council within the planning team for the past twelve years, being a Senior Strategy and Policy Planner for the past four years. My qualifications include a Bachelor of Commerce from Otago University and Master of Environmental Policy from Lincoln University. I am an intermediate member of the New Zealand Planning Institute.
- 2.2 I have 14 years' experience as a resource management planner, with this work including various resource management positions in local government and private companies since 2008. My predominant experience has been in statutory policy and resource consent planning in the Selwyn District. My experience includes processing and reporting on resource consent applications, district plan formulation and policy advice for the Council, preparation of Assessment of Environmental Effects, monitoring and compliance of consent conditions. My role as part of the District Plan Review Team includes consultation, research and reporting and as Topic Lead for Part 1, and the CMUZ, DPZ, GIZ, KNOZ and PORTZ chapters in addition to the Commercial and Industrial Rezoning requests in Eastern Selwyn as discussed in this report.
- 2.3 I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023 and that I have complied with it when preparing this report. Having reviewed

the submitters and further submitters addressed in this s42A report I advise there are no conflicts of interest that would impede me from providing independent advice to the Hearings Panel.

### 3. Scope of report and topic overview

- 3.1 This report considers the submissions and further submissions that were received in relation to requests to rezone land in Eastern Selwyn for 'Commercial and Mixed Use' or General Industrial purposes.
- 3.2 Recommendations are made to either retain provisions without amendment, or delete, add to or amend the provisions, including any changes to the Planning Maps. All recommended amendments are shown by way of strikeout and underlining in **Appendix 2** to this Report. Footnoted references to a submitter number, submission point and the abbreviation for their title provide the scope for each recommended change. Where no amendments are recommended to a provision, submissions points that sought the retention of the provision without amendment are not footnoted. Appendix 2 also contains a table setting out any recommended spatial amendments to the PDP Planning Maps.

### 4. Statutory requirements and planning framework

#### ***Resource Management Act 1991***

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

#### ***Planning context***

- 4.2 As set out in the [‘Overview’ Section 32 Report](#), [‘Overview’ s42a Report](#), and the [Urban Growth Section 32 Report](#) there are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of the PDP. The planning documents that are of most relevance to the submission points addressed in this report are discussed in more detail within the [Rezoning Framework Report](#) and as such, are not repeated within this report. As set out in Mr. Baird’s report<sup>1</sup>, the purpose of the Rezoning Framework Report is to provide the Hearing Panel with a summary and analysis of the higher order statutory and planning framework relevant to the consideration of rezoning requests and to provide a platform for subsequent s42A reporting officers to use in their assessment of specific rezoning request submission points. As an independent planning expert, I have had regard to Mr. Baird’s assessment, and I have noted any areas of disagreement with regard to his analysis of the relevant planning framework. Unless otherwise stated, I agree with his assessment.

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<sup>1</sup> Paragraph 1.1, Rezoning Framework Report

- 4.3 In addition, and of relevance to the submission points addressed in this s42A report, the NPS-HPL came into force on 17 October 2022 to provide national direction on how highly productive land is protected from inappropriate subdivision and development<sup>2</sup>. It has immediate legal effect and applies to land identified as LUC Class 1, 2 or 3, as mapped by the New Zealand Land Resource Inventory (or any more detailed mapping that uses the LUC classification). This applies until the maps containing the highly productive land of the Canterbury Region are prepared under Clause 3.5(1). The NPS-HPL is specifically relevant to ‘urban rezoning’, which it defines as a change from a GRUZ to an ‘urban zone’ that is inclusive of the TCZ, LCZ, NCZ, LFRZ and GIZ<sup>3</sup>. Clause 3.5(7) identifies that the NPS-HPL applies to all GRUZ land that has a LUC Class 1, 2 and 3 and is not subject to an UGO in the PDP or subject to a Council initiated, or adopted, plan change to rezone the land from GRUZ to a TCZ, LCZ, NCZ, LFRZ or GIZ.
- 4.4 The NPS-HPL objective requires that highly productive land is protected for use in land-based primary production. These outcomes are supported by policies that recognise highly productive land as a finite resource that needs to be managed in an integrated way (Policy 2). The urban rezoning of highly productive land (Policy 5), its use for rural lifestyle living (Policy 6) and subdivision (Policy 7) are required to be avoided except as provided in the NPS-HPL.
- 4.5 NPS-HPL Part 3 Clause 3.6 requires that Tier 1 and 2 territorial authorities only allow the urban rezoning of highly productive where it is required to meet housing or business demand (under the NPS-UD), there are no other reasonably practicable or feasible options while also achieving a well-functioning urban environment, and the benefits outweigh the costs associated with the loss of highly productive land.
- 4.6 Most of the land within Eastern Selwyn is subject to Class 1, 2 or 3 soils, as illustrated in **Figure 4A** below and identified in the following evaluation.

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<sup>2</sup> [National Policy Statement for Highly Productive Land 2022 \(environment.govt.nz\)](https://environment.govt.nz/national-policy-statement-for-highly-productive-land-2022/)

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



**Figure 4A: LUC Class 1, 2 and 3 soils.** Source: Canterbury Maps<sup>4</sup>

- 4.7 It is noted that all recommended amendments to provisions since the initial s32 evaluation was undertaken must be documented in a subsequent s32AA evaluation and this has been undertaken for each sub-topic addressed in this report.

## 5. Procedural matters

- 5.1 At the time of writing this s42A report there have not been any pre-hearing conferences, clause 8AA meetings or expert witness conferencing in relation to submissions on this topic.
- 5.2 The submission from Gulf Central Property & Apton Developments Limited<sup>5</sup>, originally sought to rezone a larger area of land to GIZ, however, their evidence reduced the area subject to the rezoning request and instead seeks to retain the GRUZ but apply a Precinct to the reduced area to allow for larger Rural Industrial Activities to occur on the site. The issue of scope was raised, given the changes to the original proposal. Legal advice was sought and is included as **Appendix 3** to this report. The outcome concluded the amendments to the submission are still in scope.
- 5.3 The submission from IRHL<sup>6</sup> relating to rezoning additional land as LFRZ has been incorrectly summarised. The 'relief sought' in the Summary says that the submitter seeks to "amend" rather than "retain" the current zoning, and incorrectly refers to GIZ instead of LFRZ. The actual 'summary' clearly outlines the correct relief sought, so whilst the Summary contains an error, it would be obvious to a potential further submitter that it meant to be LFRZ when reading the reasons for the

<sup>4</sup> [Canterbury Maps Viewer](#)

<sup>5</sup> DPR-0399.001-Gulf Central Property & Apton Developments Limited

<sup>6</sup> DPR-0363.001-IRHL

relief sought. This therefore mitigates potential for affected/interested parties to have missed out on lodging a further submission.

- 5.3 The submission from Z Rakovic<sup>7</sup> sought mixed use residential and commercial. As the residential component of the submission has been assessed in the rezoning report relating to West Melton, the aspects of the submission considered in this report are limited to those of a commercial nature.
- 5.4 Waka Kotahi<sup>8</sup> provided evidence in support of their further submission DPR-0375.FS307, however, their further submission related to DPR-0399.003, which was discussed during the Strategic Directions hearing. DPR-0399.001 and DPR-0399.002 are the original submission points being discussed in this report. Waka Kotahi has provided evidence relating to DPR-0399.001. In their evidence Waka Kotahi<sup>9</sup> indicated they would like to ensure that SH1 is not negatively impacted by development on the site, however, these views are not discussed in the body of this report as they are not a further submitter on this point.
- 5.5 In accordance with Minute 19 of the Hearings Panel, all submitters requesting rezoning were requested to provide their expert evidence for the rezoning hearings, including a s32AA evaluation report, by 5 August 2022. Further submitters supporting or opposing any rezoning request were similarly requested to file their expert evidence by 2 September 2022.
- 5.6 Evidence received within these timeframes, or as otherwise agreed by the Chair, has been considered in the preparation of this s42A report. Any evidence received outside of these timeframes may not have been taken into account in formulating recommendations. However, submitters do have an opportunity to file rebuttal evidence no later than 10 working days prior to the commencement of the relevant hearing, following receipt of the Council's s42A report.
- 5.7 Submission points addressed in this report are not affected by the Council's Intensification Planning Instrument (IPI), which is currently being progressed through a streamlined planning process.

## 6. Consideration of submissions

### ***Matters addressed in this report***

- 6.1 This report considers submissions that were received by the Council in relation to the zoning of land in the Eastern Selwyn area for 'Commercial and Mixed Use' or 'General Industrial' purposes and forms part of the submissions seeking rezoning across the PDP. Provisions relating to subdivision and land use activities within these zones have been dealt with in separate s42A reports considered in earlier hearings. As such, the scope of this report is limited to the geographic extent and appropriateness of the zone that is subject to submission, unless a new zone and/or set of provisions is proposed as part of the rezoning request.
- 6.2 While all submitters have been acknowledged in the summary of submissions [Appendix 1 of this s42A Report], due to the similarity of relief sought and reasons given along with the volume of submissions, responses have not necessarily been written for each individual submission point. Responses have been written for individual submissions that raise matters that differ from other submissions within the same thematic group or that request specific amendments to the plan

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<sup>7</sup> DPR-0284.003 Z Rakovic

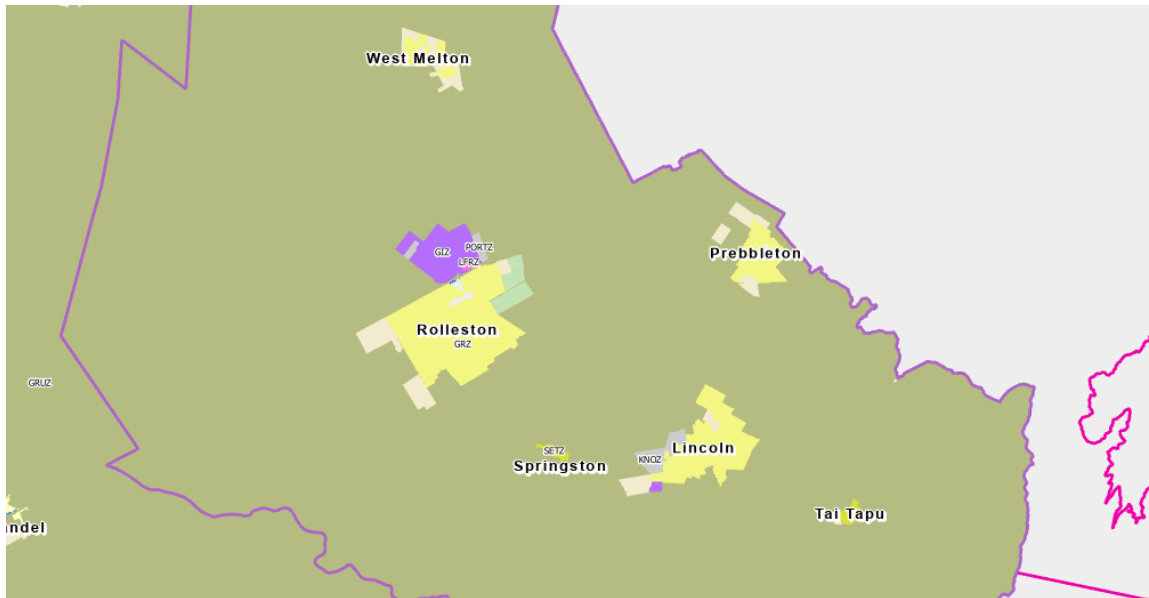
<sup>8</sup> DPR-0375.FS307 Waka Kotahi

<sup>9</sup> Link to [further submitter evidence Waka Kotahi](#)

change provisions. However, where further submissions present additional evidence these have been dealt with within the report where the primary submission point has been addressed.

### ***Overview of the Eastern Selwyn area***

- 6.3 Eastern Selwyn includes the townships of Rolleston, Lincoln, Prebbleton, West Melton, Springston and Tai Tapu and the rural areas surrounding these townships, as depicted on the map below (**Figure 6A**):



**Figure 6A Map A: Eastern Selwyn Townships**

- 6.4 For the purposes of this report only the townships of Rolleston, Lincoln and West Melton which have received submissions seeking rezoning requests will be discussed in this section. These townships play key roles in the Township Network, which provides the context for managing urban growth and a platform for strategic planning.

### **Rolleston**

- 6.5 Rolleston is the largest township in Selwyn. Rolleston is identified as the ‘District Centre’ in Selwyn 2031<sup>10</sup> and functions as the primary population, commercial and industrial base of Selwyn and is a Key Activity Centre under the CRPS. The township is well placed on the rail and strategic road network. Rolleston is identified as a ‘high-growth’ urban area under the NPS-UD and has an estimated population of 28,000 (June 2022). The township has developed with residential to the east of SH1 and industrial to the west.
- 6.6 Urban growth has been guided by the Rolleston Structure Plan (**Figure 6B**)<sup>11</sup>, the business and residential ‘greenfield’ priority areas in the CRPS Chapter 6 Map A<sup>12</sup> and the RRS14<sup>13</sup>. Recently a number of Private Plan Changes requests to the Operative District Plan (ODP) have sought to rezone

<sup>10</sup> Link to Selwyn 2031 - [Selwyn District Council - Selwyn 2031](#).

<sup>11</sup> Link to the RSP - [Selwyn District Council - Rolleston Structure Plan](#).

<sup>12</sup> Link to CRPS Chapter 6 – [Canterbury Regional Policy Statement](#)

<sup>13</sup> Link to the RRS14 – [Selwyn District Council – Rural Residential Strategy 2014](#).

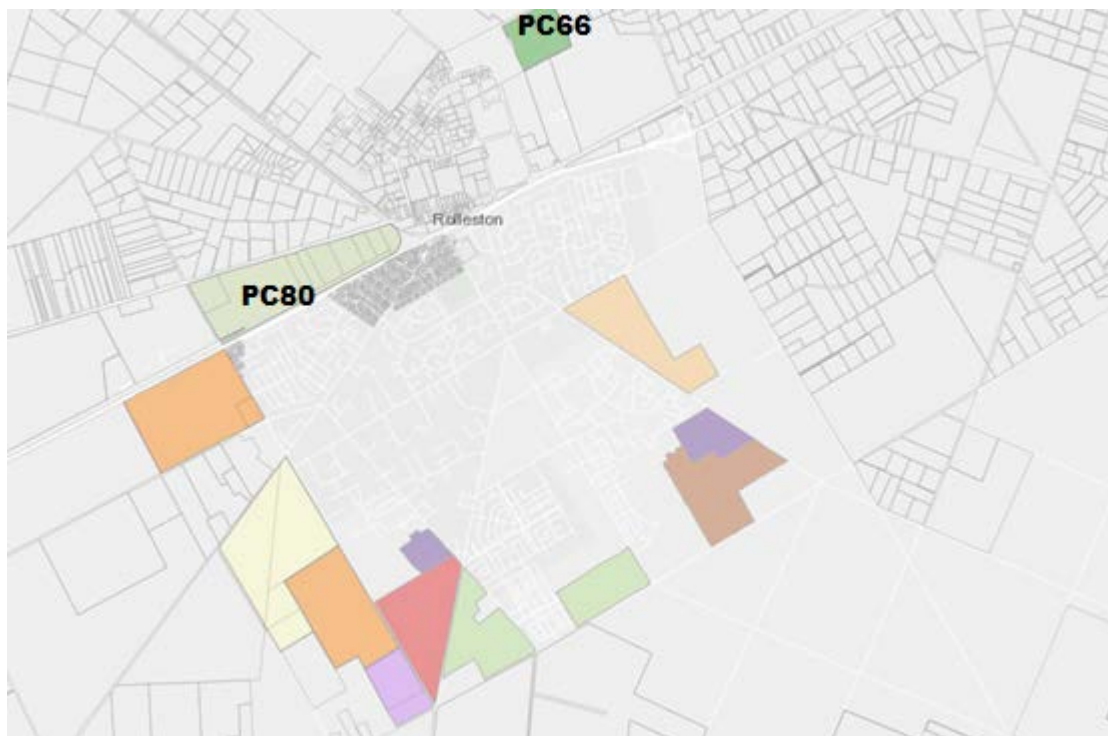


additional land around Rolleston to accommodate additional residential and industrial development.



**Figure 6B Rolleston Structure Plan** Source: [Rolleston Structure Plan](#)

- 6.7 Eleven private plan change requests (PC64, PC66, PC70, PC71, PC73, PC80, PC81 and PC82) have sought to rezone rural land for residential, commercial or industrial purposes on the periphery of Rolleston to increase the residential, commercial and industrial capacity of the township (refer to **Figure 6C** below).

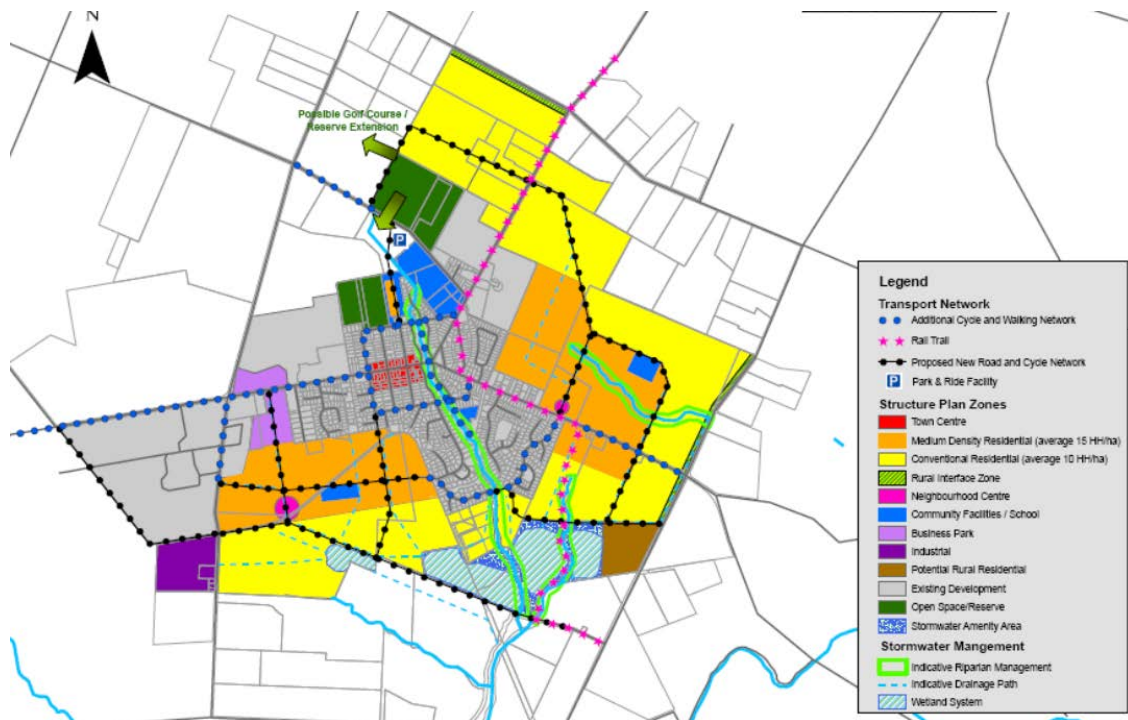


**Figure 6C: Rolleston Private Plan Change requests.** Source: SDC [Current plan change requests](#)

- 6.8 Of those 11 privately requested plan changes, two sought industrial rezoning. PC66<sup>14</sup> is located within the projected infrastructure boundary and has been considered under Schedule 1 of the RMA. A decision to approve the rezoning has been notified and the Plan Change became operative in the ODP in January 2022. PC80<sup>15</sup> has also been considered under RMA Schedule 1 and a decision to approve or decline the rezoning is anticipated prior to the PDP rezoning hearings commencing.

### Lincoln

- 6.9 Lincoln is identified as a 'Sub-District Centre' in Selwyn 2031<sup>16</sup>, which has a function to provide a range of residential, commercial, and industrial activities, while providing support to the surrounding townships. Urban growth has been guided by the Lincoln Structure Plan<sup>17</sup>, the business and residential 'greenfield' priority areas in the CRPS Chapter 6 Map A<sup>18</sup> and the RRS14<sup>19</sup>.
- 6.10 The Lincoln Structure Plan has a primary focus on coordinating the progressive zoning and subdivision of the CRPS residential 'greenfield' priority areas in Map A, while identifying development constraints, facilitating community initiatives and funding infrastructure upgrades. The town centre is recognised as Key Activity Centre within the Greater Christchurch centre's network (CRPS Chapter 6 Map A). The township was not allocated any additional business areas through Our SPACE or any corresponding changes to the CRPS Chapter 6<sup>20</sup>.



**Figure 6D Lincoln Structure Plan**

<sup>14</sup> Link to [PC66 information](#)

<sup>15</sup> Link to [PC80 information](#)

<sup>16</sup> Link to Selwyn 2031 - [Selwyn District Council - Selwyn 2031](#).

<sup>17</sup> Link to the LSP - [Selwyn District Council - Lincoln Structure Plan](#).

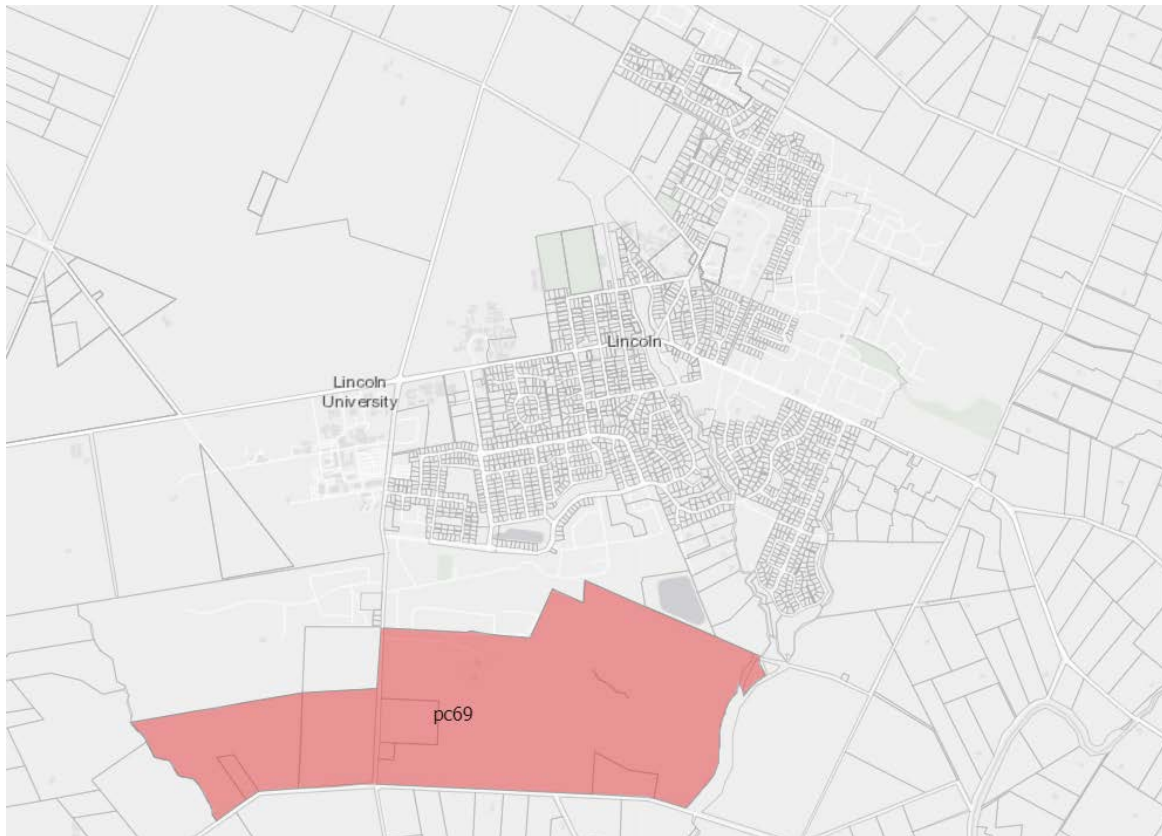
<sup>18</sup> Link to CRPS Chapter 6 – [Canterbury Regional Policy Statement](#)

<sup>19</sup> Link to the RRS14 – [Selwyn District Council – Rural Residential Strategy 2014](#).

<sup>20</sup> Refer to the Section 42A Report – PDP Rezoning Framework, 1 July 2022 (paragraphs. 4.9 to 5.5)



- 6.11 A private plan change request(PC69) has sought to rezone rural land for residential and commercial purposes on the periphery of Lincoln to increase the residential and commercial capacity of the township (refer to **Figure 6E** below). PC69 was approved by Council, however, in August 2022 an appeal was lodged with the Environment Court against the decision of Council, this process is ongoing.



**Figure 6E: Lincoln Private Plan Change requests.** Source: SDC [Current plan change requests](#)

#### West Melton

- 6.12 West Melton is identified as a 'Service Township' in Selwyn 2031<sup>21</sup>, which has a function of providing a high amenity residential environment and primary services to the surrounding rural area. There are currently no structure plans for West Melton, and urban growth has occurred as a result of private plan change requests.
- 6.13 Three private plan change requests (PC67, PC74 and PC77) have sought to rezone rural land for residential and commercial purposes on the periphery of West Melton to increase the residential and commercial capacity of the township (refer to **Figure 6E** below). PC67 is operative in the District Plan as of May 2022, a hearing to consider PC74 is scheduled for late March 2023, PC77 was been accepted for notification by Council on 8 February 2023.

<sup>21</sup> Link to Selwyn 2031 - [Selwyn District Council - Selwyn 2031](#).



**Figure 6F: West Melton Private Plan Change requests.** Source: SDC [Current plan change requests](#)

#### Business Capacity

- 6.14 Through the DPR process, no additional General Industrial land was proposed to be rezoned in Rolleston, Lincoln or Prebbleton, as the [Business capacity assessment](#) (December 2017) indicated there was no shortfall of this type of zoned land in the short to medium term. Similarly, no additional Commercial and Mixed-Use land was proposed to be rezoned through the DPR process, except for Tennyson Street in Rolleston, where the 'Transitional Precinct' was rezoned from Living 1 to TCZ to reflect the Commercial Development consented and under development in the Precinct, and to align with the intent of the Rolleston Structure Plan.<sup>22</sup>
- 6.15 The assessment of submissions is structured around the zone sought for each Site is as follows:
- Sections 7, 8 and 9 address submissions seeking a rezoning to GIZ in Rolleston
  - Section 10 addresses submissions seeking a Rural Industrial Precinct near Templeton
  - Section 11 addresses submissions seeking TCZ and/or NCZ in Rolleston
  - Section 13 addresses submissions seeking LCZ in West Melton
  - Section 14 addresses submissions seeking NCZ in Lincoln
  - Sections 15 and 16 address submissions where no specific evidence has been provided
  - Appendix 1 provides a table of submission points with the recommendation for both original submissions and further submissions provided within this table
  - Appendix 2 shows recommended amendments to zone boundaries and plan provisions
  - Appendix 3 includes a legal opinion relating to scope
  - Appendix 4 provides technical peer reviews for each Site

<sup>22</sup> Link to the RSP - [Selwyn District Council - Rolleston Structure Plan](#)

## 7. General Industrial Zone at Rolleston (PC66 site)

### Submissions

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

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0363	IRHL	001	Oppose	Amend the planning maps so as to zone the land legally described as Lot 504 DP 55164 as GIZ in its entirety.
DPR-0488	Dally Family Trust and Julia McIlraith	FS168	Support In Part	Accept submissions in part.
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS170	Support In Part	Accept submissions in part.
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS187	Support In Part	Accept submissions in part.

### Analysis

- 7.2 IHRL<sup>23</sup> seeks to rezone 27 hectares of General Rural Zone land in Rolleston to General Industrial Zone (the PC66 site, **Figure 1**), as shown on the map below. The site is bound by Hoskyns Road, Maddisons Road, the existing iPort industrial Development and rural land.
- 7.3 The submission point is supported by expert evidence from:
- Anne Wilkins in relation to Landscape<sup>24</sup>
  - Nick Fuller (Novo Group) in relation to Transport<sup>25</sup>
  - Kim Seaton (Novo Group) in relation to Planning<sup>26</sup>
  - Michael Copeland (Brown, Copeland and Company) in relation to Economics<sup>27</sup>
  - Nick O'Styke (Bayleys) in relation to Industrial Real Estate<sup>28</sup>
  - Tim Carter (IHRL)<sup>29</sup>
  - Tim McLeod (Inovo Projects Limited) in relation to infrastructure and engineering<sup>30</sup>
  - Victor Mthamo (Reeftide) in relation to versatile soils<sup>31</sup>.
- 7.4 The PC66 site is located within the UGO and has been rezoned from Rural to Industrial in the Operative District Plan. The evidence provided to support the request for rezoning was also utilized during the PC process. PC66 was considered by an Independent Hearings Commissioner (David Caldwell), with a decision made on 3 November 2021 by Selwyn District Council to accept his recommendation to rezone the PC66 site, which became operative on 11 February 2022.

<sup>23</sup> DPR.0363.001-IRHL

<sup>24</sup> Link to [Landscape Evidence](#)

<sup>25</sup> Link to [Transport Evidence](#)

<sup>26</sup> Link to [Planning Evidence](#)

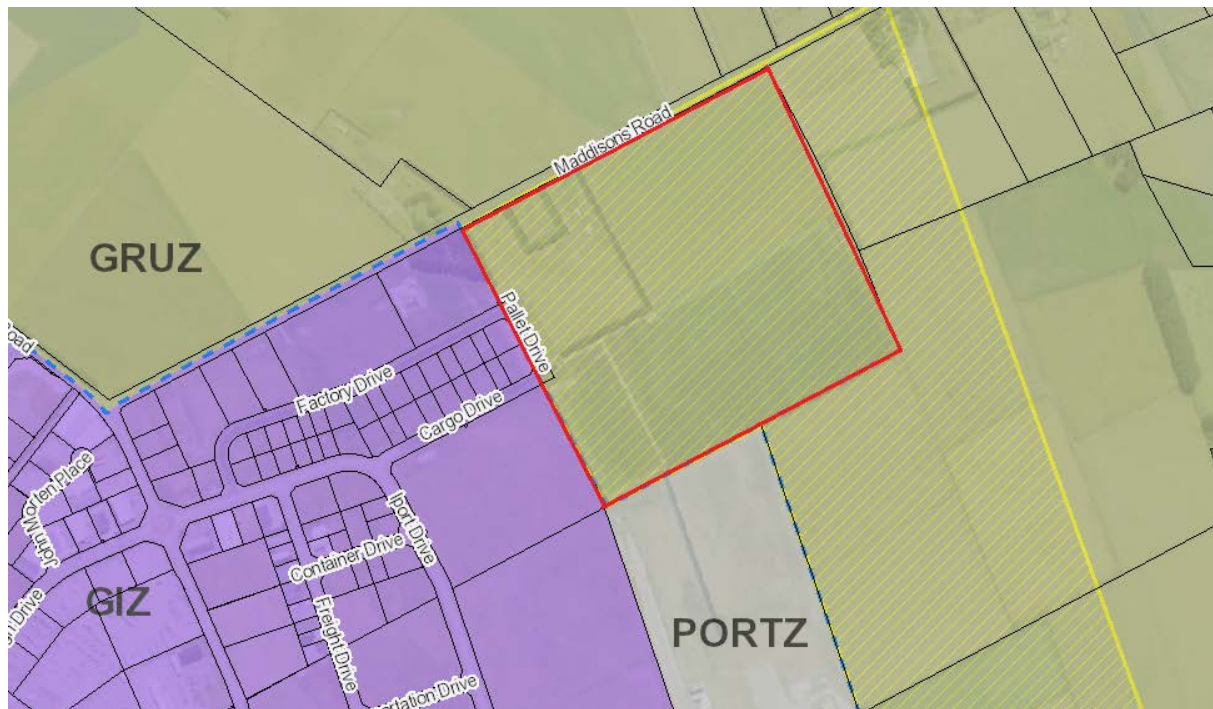
<sup>27</sup> Link to [Economic Evidence](#)

<sup>28</sup> Link to [Real Estate Evidence](#)

<sup>29</sup> Link to [Company Evidence](#)

<sup>30</sup> Link to [Infrastructure and Engineering Evidence](#)

<sup>31</sup> Link to [Versatile Soils Evidence](#)



**Figure 1: PC66 Site, Rolleston**

- 7.5 The adopted PC66 provisions in the Operative Plan include several rules specific to the PC66 site. These relate to:
- flood hazard;
  - landscaping;
  - vehicle access to Maddisons Road and the protection of landscape strips;
  - noise sensitive activities;
  - commercial and retail activity; and
  - building occupation pre-requisites.
- 7.6 The submitter is proposing several rule changes to support the proposed rezoning in the PDP. I agree with the submitter that the rules of the PDP should apply to the PC66 site in relation to Commercial and/or Retail activities, instead of requiring a bespoke rule, which achieve the same outcome. Areas of the site are within the Plains Flood Management Overlay and therefore I also agree that the PDP provisions relating to potential High Flood Hazards are suitable and no bespoke rule relating to this is necessary. Similarly, the rule relating to noise sensitive activities is also superseded by the PDP Port Zone Noise Control Overlay rules. I also agree with the submitters' evidence that the rules relating to Vehicle Access, Landscaping and Building Requirements should be inserted into the GIZ and TRAN chapters.
- 7.7 The site is located in the UGO and 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 strategic planning documents. An assessment against the Framework has been carried out below.

## Business Land Framework

Criteria	Assessment
<b>Provides a diverse range of services and opportunities.</b>	<p>The proposed GIZ will provide for the same range of services and opportunities afforded in the existing GIZ areas.</p> <p>Ms Seaton references the evidence of Messrs O'Styke and Staite, who state 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 inland port and proximity to State Highway 1 and the main north south rail corridor.</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.</p> <p>As above, the evidence of Messrs O'Styke and Staite outlines the shortage of large sites of unencumbered industrial land in Greater Christchurch, which the rezoning will enable provision of.</p>
<b>Provides for the needs of the catchment that activities serve.</b>	<p>The Greater Christchurch Business Development Capacity Assessment (October 2018)<sup>32</sup> stated that in the short term, the NPS-UD 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. Messrs O'Styke, Staite and Copeland's evidence addresses the existing and evolving needs of the district for industrial land and particularly industrial land near the rail corridor, that is not adequately catered for at present. This view is generally supported by Mr Foy in his peer review attached in Appendix 4.</p>
<b>Is consistent with the Activity Centre Network</b>	<p>Yes, 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 is zoned for industrial use under the operative District Plan and adjoins an existing GIZ and PORTZ in the PDP. It will therefore provide for a consolidation of the existing GIZ zone. An amendment to the GIZ-PREC6 outline development plan is proposed.</p> <p>The impact of the proposal and relationship to other townships is outlined in the evidence of Mr Copeland. No retail distribution effects are anticipated, noting the GIZ is primarily utilised for industrial activity. This view is generally supported by Mr Foy in his peer review attached in Appendix 4.</p>
<b>The location, dimensions, and characteristics of the land are appropriate to support activities sought in the zone.</b>	<p>The PC66 site is connected to the existing General Industrial Zone at Rolleston.</p> <p>The zone site is regularly shaped, with long boundaries with both the existing GIZ and PORTZ. The site is large enough to support Industrial style development and the roads and amenities associated with this development.</p>

<sup>32</sup> Link to [Our Space 2018-2048](#)



Criteria	Assessment
	<p>Council has previously confirmed the suitability of the site for industrial activity, both through the rezoning of the site to Business 2A under the operative District Plan, and through its inclusion in the Urban Growth Overlay of the PDP.</p> <p>Ms Wilkins' evidence otherwise addresses the landscape and urban design implications of the requested rezoning. Ms Wilkins evidence was peer reviewed during the PC66 process and the peer reviewer generally agreed<sup>33</sup>.</p>
<b>An ODP is prepared.</b>	<p>The PC66 site has an ODP, which is already operative in the Operative District Plan see <b>Figure 7A</b> below. It is proposed that ODP is effectively transferred into the GIZ-PREC6 ODP, with minor amendments.</p>
<b>Does not affect the safe, efficient and effective functioning of the strategic transport network?</b>	<p>Evidence has been provided for the site indicating that the development of the site will not adversely affect the safe, efficient, and effective functioning of the strategic transport network.</p> <p>Mr Fuller's evidence demonstrates how the requested rezoning will connect with the wider transport network and addresses any potential impact on the network. Mr Fullers evidence was peer reviewed during the PC66 process and the peer reviewer generally agreed<sup>34</sup>.</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. The rezoning proposal does not seek to amend the provisions of the GIZ zone, except in so far it is deemed necessary to introduce rules that are specific the PC66 site from the operative plan, addressing matters such as vehicle access to Maddisons Road, 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. The presence of the site within the Urban Growth Overlay of the PDP and approval of industrial zoning on the site under the PDP, further confirms the appropriateness of the site for industrial development. A Peer review of Ms Wilkins' evidence undertaken during the PC66 process provides similar conclusions<sup>35</sup>.</p>
<b>Creates and maintains connectivity through the zoned land, including access to parks, commercial areas and community services.</b>	<p>The PC66 site maintains connectivity to the existing General Rural Zoned land, and has good road and rail connectivity. The site is within the Rolleston Township projected infrastructure boundary.</p> <p>Mr Fuller's evidence addresses the connectivity of the site to adjoining land. It is noted the requirement for a road link is proposed to be provided between the PC66 land and the adjoining PORTZ.</p>

<sup>33</sup> Link to [Landscape Peer review PC66](#)

<sup>34</sup> Link to [Landscape Peer review PC66](#)

<sup>35</sup> Link to [Transport Peer review PC66](#)

Criteria	Assessment
	As with the large majority of Rolleston's industrial area, the site is remote to any notable parks and community spaces. Some large format retail is located adjacent the GIZ and in relatively close proximity to the PC66 site.
<b>Promotes walking, cycling and public transport access.</b>	The location of the site is near road, rail connections and promotes access to Rolleston Township.
<b>Does it maintain a consolidated and compact urban form?</b>	Yes, the site is connected to the existing General Industrial Zone in Rolleston and the site is located within the PDP Urban Growth Overlay.
<b>Is not completely located in an identified High Hazard Area, Outstanding Natural Landscape, Visual Amenity Landscape, Significant Natural Area, or a Site or Area of Significance to Māori?</b>	As evident from the PDP planning maps, the subject land is located in an Outstanding Natural Landscape, Visual Amenity Landscape, Significant Natural Area, or a Site or Area of Significance to Māori. Areas of the site are located in the Plains Flood Management Overlay. Through the PC66 process, it was determined that an area of High Flood Hazard may be located within the site, but that this hazard could be managed, and the majority of the site is not subject to high flood hazard. This is supported in the evidence peer review provided by Mr Fuller of ECan <sup>36</sup> .
<b>The loss of highly productive land</b>	The PC66 site has been rezoned to Business 2A in the Operative District Plan. At the hearing, it was not considered the rezoning would result in a significant loss of highly productive land. The NPS-HPL does not apply in this instance due to the recent rezoning under the Operative District Plan. PC66 became operative in the ODP on 11 February 2022 prior to the release of the NPS-HPL.
<b>Preserves the rural amenity landscape at the interface through landscape, density, or other development controls.</b>	The ODP for the site continues to preserve the rural interface between the GRUZ and the GIZ. Specific landscaping treatment and landscaping bunds are proposed on the 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. These matters are considered adequate to address potential adverse effects on rural amenity, as set out in the evidence of Ms Wilkins. Ms Wilkins evidence was peer reviewed during the PC66 process and the peer reviewer generally agreed <sup>37</sup> .

<sup>36</sup> Link to [ECan Flood evidence for PC66](#)

<sup>37</sup> Link to [Landscape Peer review PC66](#)



**Figure 7A ODP for the PC 66 area (Appendix 34A of the Township Volume of the Operative District Plan)**

7.8 On the basis of the above assessment, I recommend that the submission point relating to the PC66 site be accepted for the following reasons:

- 7.8.1 The land has been rezoned Business 2A in the Operative District Plan.
- 7.8.2 The evidence provided has confirmed the request for the rezoning from Rural to Industrial to be appropriate, subject to site specific conditions managing traffic and landscaping, which should be transferred into the PDP.

### **Recommendations and amendments**

7.9 I recommend, for the reasons given above, that the Hearings Panel

- a) Amend the Planning Maps to rezone the PC66 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 PC66 are carried forward into the PDP as shown in **Appendix 2**.

7.10 The amendments recommended to rezone the PC66 site are set out in a consolidated manner in **Appendix 2**.

7.11 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

### **Section 32AA evaluation**



- 7.12 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.
- 7.13 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.
- 7.14 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***

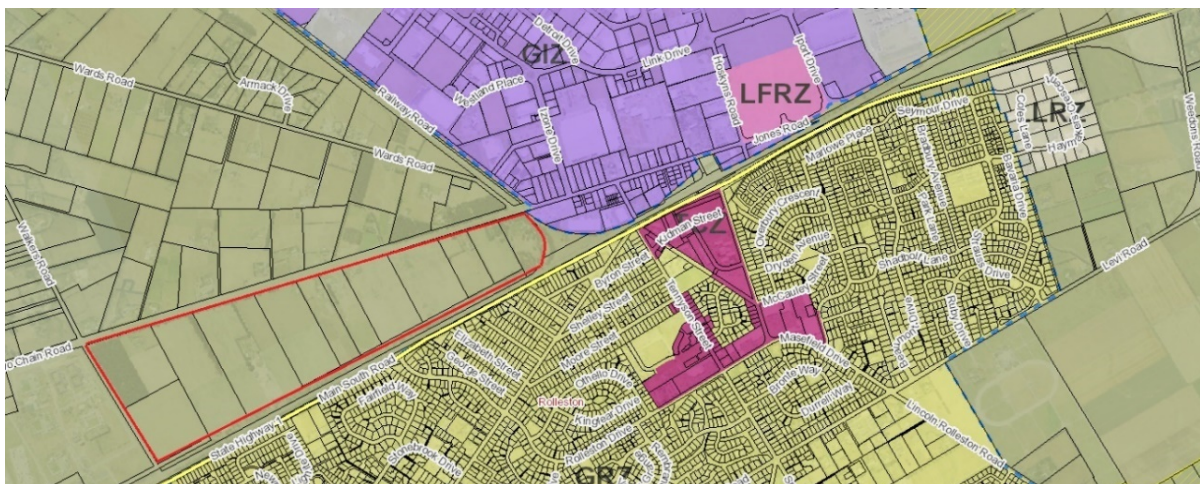
- 8.1 Two submissions points and three further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0392	CSI	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
<i>DPR-0032</i>	<i>CCC</i>	<i>FS392</i>	<i>Oppose</i>	<i>Oppose submission.</i>
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

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
				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 and Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd<sup>38</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) at a hearing held on 20-21 October, however a recommendation is yet to be received.
- 8.4 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 Operative District Plan 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 provisions. 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 are not further submitters on the proposed rezoning of the site under the PDP.



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

- 8.5 The following evidence provided to support the request for rezoning was also utilised during the PC80 to the ODP hearing process:

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

- David Compton-Moen in relation to Urban Landscape<sup>39</sup>
- Kim Seaton in relation to Planning<sup>40</sup>
- Mark Lewthwaite in relation to Acoustic<sup>41</sup>
- Mark Taylor in relation to Ecology<sup>42</sup>
- Natalie Hampson in relation to Economics<sup>43</sup>
- Nick Fuller in relation to Transport<sup>44</sup>
- Nick O'Styke in relation to Industrial Land<sup>45</sup>
- Nicole Lauenstein in relation to Urban Design<sup>46</sup>
- Paul Farrelly in relation to Greenhouse Gas Emissions<sup>47</sup>
- Tim McLeod in relation to Infrastructure and Engineering<sup>48</sup>
- Victor Mthamo in relation to Versatile Soils<sup>49</sup>

8.6 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 strategic planning documents.

#### 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. Mr O'Styke's evidence was peer reviewed by Mr Foy during the PC80 process and the peer reviewer generally agreed<sup>50</sup>.</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</p>

<sup>39</sup> Link to [Urban Landscape Evidence](#)

<sup>40</sup> Link to [Planning Evidence](#)

<sup>41</sup> Link to [Acoustic Evidence](#)

<sup>42</sup> Link to [Ecology Evidence](#)

<sup>43</sup> Link to [Economic Evidence](#)

<sup>44</sup> Link to [Transport Evidence](#)

<sup>45</sup> Link to [Real Estate Evidence](#)

<sup>46</sup> Link to [Urban Design Evidence](#)

<sup>47</sup> Link to [Greenhouse Gas Emissions Evidence](#)

<sup>48</sup> Link to [Infrastructure and Engineering Evidence](#)

<sup>49</sup> Link to [Versatile Soils Evidence](#)

<sup>50</sup> Link to [Real Estate Evidence PC80](#)

Criteria	Assessment:
	for industrial land. The continued growth of Rolleston's population will also drive demand for more local employment opportunities. Ms Hampsons' evidence was peer reviewed by Mr Foy during the PC80 process and the peer reviewer generally agreed <sup>51</sup> .
<b>Provides for the needs of the catchment that activities serves</b>	The Greater Christchurch Business Development Capacity Assessment (October 2018) <sup>52</sup> stated that in the short term, the NPS-UD 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-UD requirements indicate that 2 hectares per annum will be required. Economic evidence was peer reviewed by Mr Foy during the PC80 process and the peer reviewer generally agreed <sup>53</sup> .
<b>Is consistent with the Activity Centre Network</b>	Yes, the rezoning would see Rolleston continue to be the focus for residential, commercial and industrial growth in the district. 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. 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. No retail distribution effects are anticipated, noting the GIZ is primarily utilised for industrial activity. Economic evidence was peer reviewed by Mr Foy during the PC80 process and the peer reviewer generally agreed <sup>54</sup> .
<b>The location, dimensions, and characteristics of the land are appropriate to support activities sought in the zone.</b>	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. 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. Landscape and Urban Design evidence was peer reviewed by Ms Faulkner during the PC80 process <sup>55</sup> . Ms Faulkner did not agree with the assessment of Mr Compton-Moen in regard to landscaping and proposed mitigation measures and a limit on the number of accesses to the site from Two Chain Road. When taking into account the class 3 soils on the site ( <b>Figure 8C</b> below), which may not be able to be rezoned, but this is subject to an assessment against clause 3.6 of the NPS-HPL, the site becomes disconnected from Rolleston Township. The NPS-HPL is discussed in more detail below.

<sup>51</sup> Link to [Real Estate Evidence PC80](#)

<sup>52</sup> Link to [Our Space 2018-2048](#)

<sup>53</sup> Link to [Real Estate Evidence PC80](#)

<sup>54</sup> Link to [Real Estate Evidence PC80](#)

<sup>55</sup> Link to [Real Estate Evidence PC80](#)

Criteria	Assessment:
<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. Landscape and Urban Design evidence was peer reviewed by Ms Faulkner during the PC80 process<sup>56</sup>. Ms Faulkner did not agree with the assessment of Mr Compton-Moen in regard to landscaping and proposed mitigation measures and a limit on the number of accesses to the site from Two Chain Road, this would result in some amendments being necessary.</p> <p>However the ODP could require updating, to take into the class 3 soils on the site, which may not be able to be rezoned. This is subject to an assessment against clause 3.6. of the NPS-HPL. The NPS-HPL is discussed in more detail below.</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> <p>Mr Fuller and Mr Blackmore's evidence was peer reviewed by Mr Collins during the PC80 process and the peer reviewer generally agreed<sup>57</sup>. I note Mr Collins agreement with the submitters evidence to have two accessways into Two Chain Road is in conflict with Ms Faulkner's Landscape and Urban Design evidence.</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.</p> <p>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. Landscape and Urban Design evidence was peer reviewed by Ms Faulkner during the PC80 process<sup>58</sup> and the peer reviewer generally agreed.</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</p>

<sup>56</sup> Link to [Real Estate Evidence PC80](#)

<sup>57</sup> Link to [Transport Evidence PC80](#)

<sup>58</sup> Link to [Real Estate Evidence PC80](#)

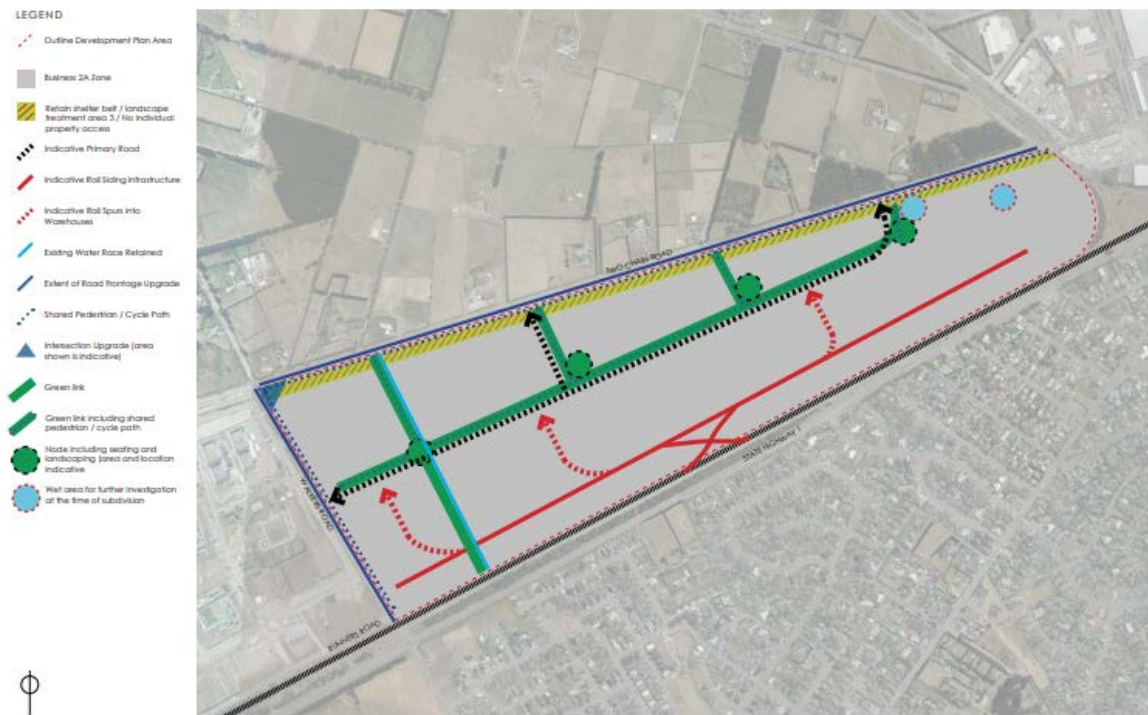
Criteria	Assessment:
	Township. Mr Fuller and Mr Blackmore's evidence was peer reviewed by Mr Collins during the PC80 process and the peer reviewer generally agreed <sup>59</sup> .
<b>Promotes walking, cycling and public transport access.</b>	The site is near road and rail and promotes access to Rolleston. This is addressed on the proposed ODP.
<b>Does it maintain a consolidated and compact urban form?</b>	Yes, the full subject site is adjacent to GIZ/GIZ-PREC6. In this respect it maintains a consolidated and compact urban form. The character and land use of the area will shift from open and agriculturally focused to having an industrial character. The site will be viewed as an extension of the existing business zones and physically separated from residential and rural areas. Landscape and Urban Design evidence was peer reviewed by Ms Faulkner during the PC80 process <sup>60</sup> and the peer reviewer generally agreed. 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 of the NPS-HPL, the site becomes disconnected from Rolleston Township. The NPS-HPL is discussed in more detail below.
<b>Is not completely located in an identified High Hazard Area, Outstanding Natural Landscape, Visual Amenity Landscape, Significant Natural Area, or a Site or Area of Significance to Māori?</b>	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.  Through the PC80 process, it was determined that an area of High Flood Hazard may be located within the site on one portion of the southern border., but that this hazard could be managed, and the majority of the site is not subject to high flood hazard.  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.
<b>The loss of highly productive land</b>	<b>Figure 8C</b> below 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.
<b>Preserves the rural amenity landscape at the interface through landscape, density, or other development controls.</b>	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.  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

<sup>59</sup> Link to [Transport Evidence PC80](#)

<sup>60</sup> Link to [Real Estate Evidence PC80](#)



Criteria	Assessment:
	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. Landscape and Urban Design evidence was peer reviewed by Ms Faulkner during the PC80 process <sup>61</sup> and the peer reviewer proposed additional mitigation measures.

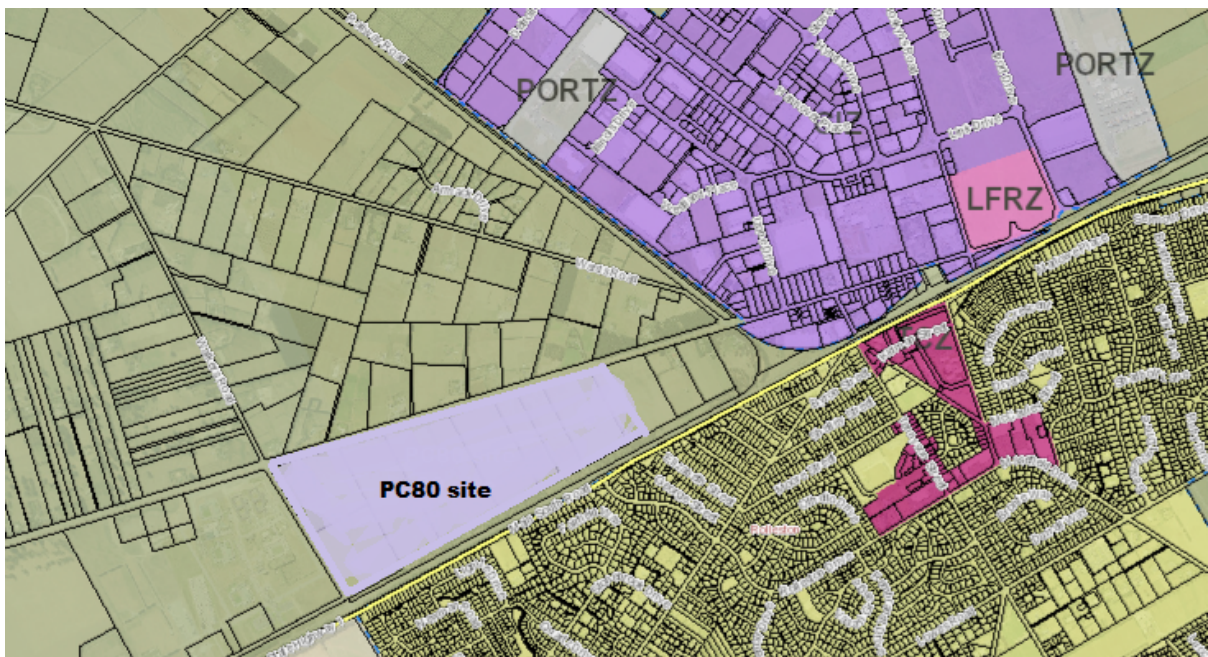


**Figure 8B Proposed ODP for Rolleston West Industrial (PC80 site)**

<sup>61</sup> Link to [Real Estate Evidence PC80](#)



**Figure 8C LUC Classes for Rolleston West Industrial (PC80 site)** Source: Canterbury Maps<sup>62</sup>



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

8.7 On the basis of the above assessment, I recommend that the submission point<sup>63</sup> relating to the PC80 Site be rejected for the following reasons:

8.7.1 There is no shortfall of available industrial land in Rolleston in the life of the PDP, and appropriate Spatial Planning has not yet been undertaken by Council to determine the most appropriate locations for additional Industrial Land in the District.

<sup>62</sup> [Canterbury Maps Viewer](#)

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



- 8.7.2 18ha of the proposed PC80 site is Class 3 soils and I am unable to make an assessment against clause 3.6 of the NPS-HPL to determine if the site is suitable for rezoning.
- 8.7.3 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.
- 8.7.4 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.
- 8.7.5 Overall, I consider 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**

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

## **9. General Industrial Zone at Rolleston (Cockburn Site)**

### **Submissions**

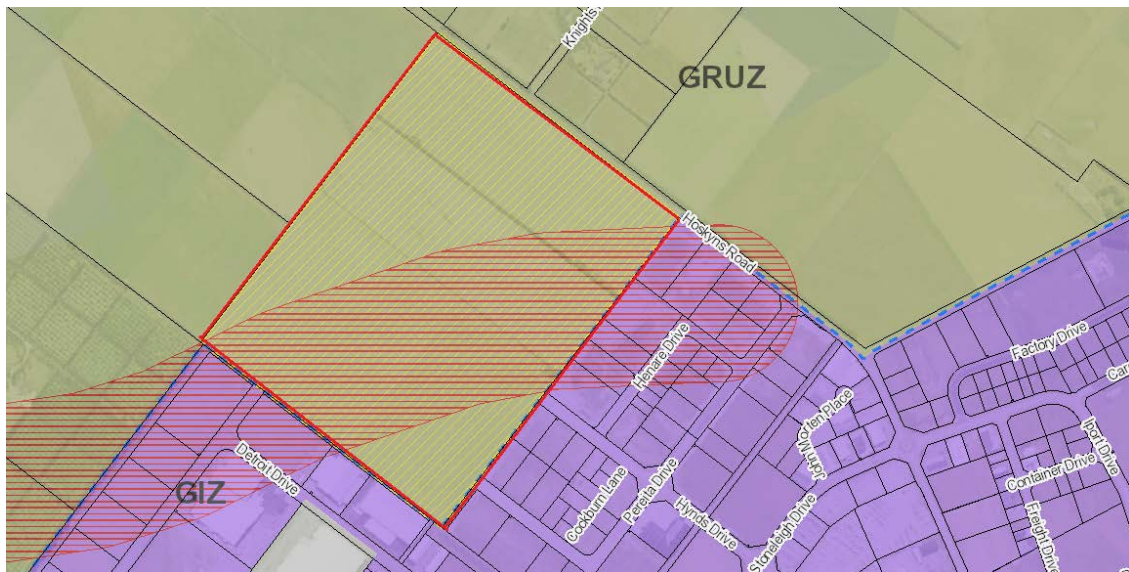
- 9.1 Two submissions points and two further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0124	The Paul Cockburn Family Trust (The Trust)	001	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.
DPR-0446	Transpower	FS005	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>
DPR-0392	CSI	FS028	Oppose	Reject
DPR-0392	CSI	004	Support	Retain as notified.

### **Analysis**

- 9.2 The Paul Cockburn Family Trust<sup>64</sup> seeks to rezone 49.2ha of General Rural Zone land in Rolleston to General Industrial Zone (The Cockburn Site, **Figure 2**), as shown on the map below. The site is located within the Urban Growth Overlay and the tail end of the Fault Investigation Overlay.

<sup>64</sup> DPR-0124.001 The Paul Cockburn Family Trust



**Figure 2: Cockburn Site, Rolleston**

- 9.3 The submission point is supported by expert evidence from:
- Andrew Methereil (Stantec) in relation to Traffic<sup>65</sup>
  - Dean Chrystal (Planz Consultants) in relation to Planning<sup>66</sup>
  - Firas Salman (Kirk Roberts Consulting) in relation to Geotech<sup>67</sup>; and
  - Hamish Clarke (CBRE Ltd) in relation to Real Estate<sup>68</sup>.
- 9.4 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 strategic planning documents. As this site is within the UGO, it has been assessed against the Framework.

#### Business Land Framework

Criteria	Assessment:
<b>Provides a diverse range of services and opportunities.</b>	Demonstrates different floorspace or yard space options and business and transport access.
<b>The request responds to the demographic changes and social and affordable needs of the district,</b>	The proposal will increase employment opportunities for the residents of Selwyn.
<b>Provides for the needs of the catchment that activities serves</b>	No economic evidence was provided in support of this submission point. The CBRE report discusses industrial land availability and demand with Mr. Clarke considering there to be an unsatisfied demand for industrial land in Rolleston with clients unable to acquire/ purchase larger parcels of land, greater than 1ha.

<sup>65</sup> Link to [Traffic Evidence](#)

<sup>66</sup> Link to [Planning Evidence](#)

<sup>67</sup> Link to [Geotech Evidence](#)

<sup>68</sup> Link to [Real Estate Evidence](#)

Criteria	Assessment:
<b>Is consistent with the Activity Centre Network</b>	Yes, the rezoning would see Rolleston continue to be the focus for residential, commercial and industrial growth in the district.
<b>The location, dimensions, and characteristics of the land are appropriate to support activities sought in the zone.</b>	The Site is connected to the existing General Industrial Zone at Rolleston. The Site is large enough to support Industrial style development and the roads and amenities associated with these developments.
<b>An ODP is prepared.</b>	An ODP has been developed see <b>Figure 9B</b> below. However, no urban design assessment has been provided in support of this.
<b>Does not affect the safe, efficient and effective functioning of the strategic transport network?</b>	Evidence has been provided indicating that the development of the site will not adversely affect the safe, efficient, and effective functioning of the strategic transport network. A peer review of the transport assessment is currently underway and will be provided before the hearing.
<b>Achieves the built form and amenity values of the zone sought</b>	The Rules and Rule Requirements of the GIZ will be applied to the site, which would manage the bulk and location of buildings.
<b>Creates and maintains connectivity through the zoned land, including access to parks, commercial areas and community services.</b>	The Cockburn site has good road connectivity. The site is near Rolleston Township and shares a boundary with the existing GIZ. No Urban Design evidence has been provided.
<b>Promotes walking, cycling and public transport access.</b>	The location of the site is in close proximity to road, rail and Rolleston.
<b>Does it maintain a consolidated and compact urban form?</b>	Yes, the Cockburn site is located within the PDP Urban Growth Overlay.
<b>Is not completely located in an identified High Hazard Area, Outstanding Natural Landscape, Visual Amenity Landscape, Significant Natural Area, or a Site or Area of Significance to Māori?</b>	Part of the Cockburn site is located within the Greendale Fault Avoidance Overlay. Mr. Salman provided specific geotechnical evidence discussing the implications of building within the fault avoidance area and considers that a permitted activity status would be appropriate for buildings that do not fall within the Building Importance Category 4 criteria outlined in MfE's Active Fault Guidelines. Mr. Salman also proposed provisions be included requiring a building buffer zone at a minimum of 20m either side of the Greendale Fault. The evidence presented by Mr Salman deals only with the Greendale Fault. There is no comment or evidence on other geotechnical matters such as the suitability of the soils present to support buildings and infrastructure development, or whether other natural hazards impact on the site. In his peer review Mr McCahon (attached as <b>Appendix 4</b> ) commented that his general knowledge is that the site area is all underlain with competent gravel soils from a shallow depth and that other natural hazards are either not present or can be easily mitigated, but this has not been clearly stated by the submitter. The peer review concludes that the evidence submitted is 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, there has been no comment on subsurface conditions or natural hazards and a

Criteria	Assessment:
	statement from the submitter that the land is geotechnically suitable for industrial development is needed. The site is not located in an ONL, VAL, SNA or SASM. The site is located within the Plains Flood Management Overlay.
<b>The loss of highly productive land</b>	The Site is located in the UGO and is therefore not subject to the NPS-HPL.
<b>Preserves the rural amenity landscape at the interface through landscape, density, or other development controls.</b>	The ODP for the site continues to preserve the rural interface between the GRUZ and the GIZ through the use of specific types of landscaping and the bulk and location of buildings.

Appendix 4 – Outline Development Plan

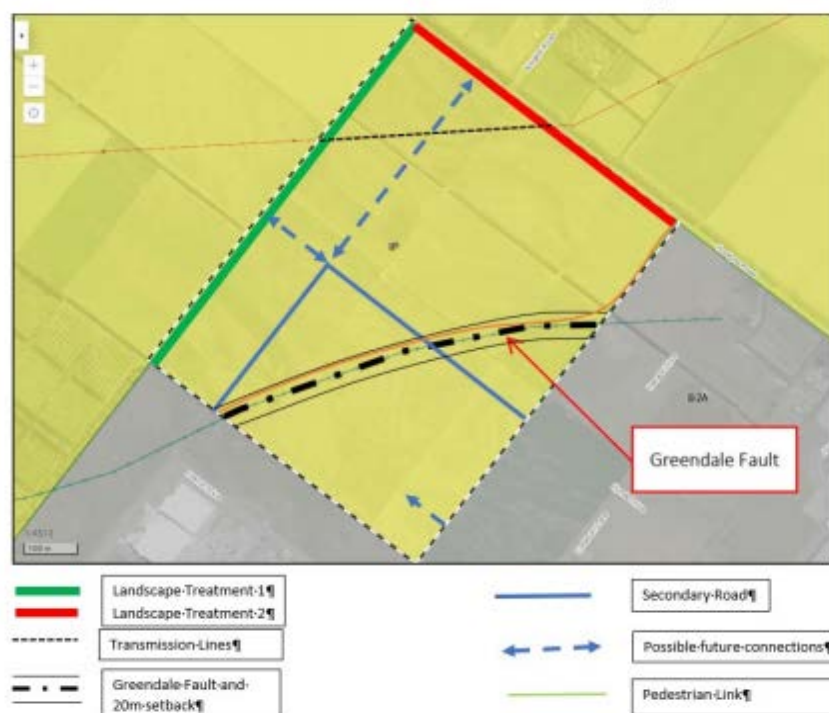


Figure 9B ODP Cockburn Site

9.5 On the basis of the evidence provided and the above assessment I recommend that the submission point<sup>69</sup> relating to the Cockburn Site be rejected for the following reasons:

9.5.1 Despite the confirmation that the Greendale fault presents a sufficiently low risk of rupture in the lifetime of a building to allow industrial development, there has been no comment from the submitter on subsurface conditions or natural hazards and if the land is geotechnically suitable for industrial development.

9.5.2 The ability for the site to be serviced has not been demonstrated.

<sup>69</sup> DPR0124.001 The Paul Cockburn Family Trust

- 9.5.3 Additional landscape treatments have been provided via the ODP, however, no additional urban design or landscaping evidence has been provided to support the request to rezone the land to Industrial, with site boundaries continuing to boarder on Rural land.
- 9.5.4 There is a lack of evidence on the economics aspects of the proposal, although the CBRE report comments on there being an unsatisfied demand, there is no shortfall of available industrial land in Rolleston in the life of the PDP.
- 9.5.5 Overall, I consider there is insufficient evidence to enable the substantive merits of the rezoning request to be evaluated.
- 9.6 On the basis of the above assessment, I recommend that the submission point<sup>70</sup> relating to the zoning of Cockburn Site be retained as notified be accepted.

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<sup>70</sup> DPR-0392.004 CSI Property Ltd

### Recommendations

- 9.7 I recommend, for the reason given above, that the Hearings Panel retain the zoning as notified.
- 9.8 It is recommended that the submission and further submission are either accepted or rejected as shown in **Appendix 1**.

## 10. Rural Industrial Precinct

### Submissions

- 10.1 Two submissions points and 12 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0399	Gulf Central Properties Ltd & Apton Developments Ltd	001	Oppose In Part	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: - Type of activity limited to activities associated with business which supports rural land use activities (e.g. 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 - 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	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.
DPR-0574	Macrocarpa Supplies Limited	FS001	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.
DPR-0575	Makz Trailers Limited	FS001	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.
DPR-0577	Southern Horticultural Products Ltd	FS001	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.
DPR-0584	Barron Family Trust	FS001	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.
DPR-0392	CSI	FS027	Oppose	Reject

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0032	CCC	FS152	Oppose	Oppose submission.
DPR-0399	Gulf Central Properties Ltd & Apton Developments Ltd	002	Oppose In Part	Add a Development Area ODP for the land identified in submission point DPR-0399.001 (if required - to be supplied)
DPR-0577	Southern Horticultural Products Ltd	FS002	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.
DPR-0584	Barron Family Trust	FS002	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.
DPR-0575	Makz Trailers Limited	FS002	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.
DPR-0574	Macrocarpa Supplies Limited	FS002	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.
DPR-0415	Fulton Hogan Limited	FS014	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.

### Analysis

- 10.2 Gulf Central Properties Ltd & Apton Developments Ltd <sup>71</sup> originally sought to rezone the General Rural Zone near Templeton to General Industrial Zone (**Figure 10A**), as shown on the map below. However, the evidence provided now seeks to maintain the General Rural Zoning of the Site, but instead apply a Precinct to a smaller number of properties (**Figure 10B**). The purpose of the Precinct would be to provide for Rural Industrial Activities of a larger scale, that currently permitted in the GRUZ, to establish within the Precinct. The question of scope was raised when reviewing the evidence and legal advice (**Appendix 3**) indicates that although the submitter has changed their approach, this would still result in a similar outcome for the Site.
- 10.3 The Site includes three properties which are bound by SH1, Dawsons Road, Curraghs Road and the Railway line. The majority of the Site is located within the Noise Control Overlays, relating to SH1, the Midland Railway and the Christchurch International Airport noise contours. Land in the vicinity of Curraghs Road east is within the CIAL 55 dBA Ldn airport noise contour, with the balance of the Site within the 50 dBA contour. The land is not subject to the UGO.

<sup>71</sup> DPR-0399.001 and 002 Gulf Central Properties Ltd & Apton Developments Ltd





**Figure 10A: proposed General Industrial Zone, Rolleston (extent per submission)**

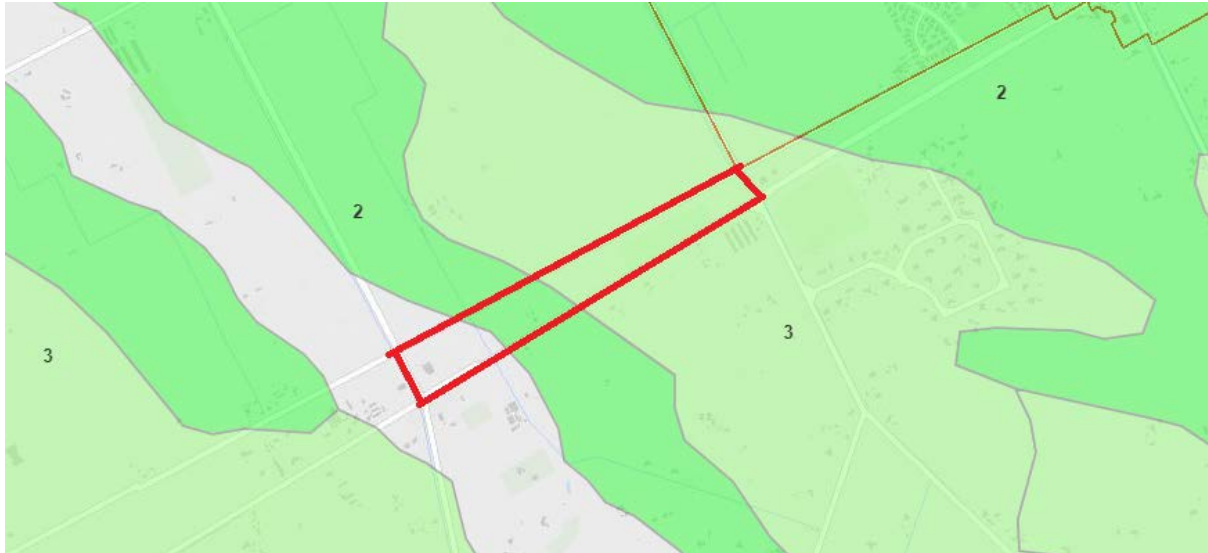


**Figure 10B: GRUZ Rural Industrial Precinct, Rolleston (extent revised per evidence)**

- 10.4 Despite the submitters no longer seeking a rezoning, meaning clause 3.6 of the NPS-HPL is not applicable, the proposal must not be inconsistent with clause 3.9 of the NPS-HPL, which seeks to protect highly productive land from inappropriate use and development. The submission Site is almost entirely Class 2 and 3 soils (**Figure 10C**), with the Farm Chief site being outside Classes 1-3.
- 10.5 No information provided with the submission indicates that the development of the land for non land-based primary production activities on the site would therefore be enabled under the requirements of clause 3.9 of the NPS-HPL.
- 10.6 As per clause 3.10 Territorial authorities may only allow highly productive land to be subdivided, used, or developed for activities not otherwise enabled under clauses 3.7, 3.8, or 3.9 if satisfied that there are long term constraints on the land, AND, the use or development avoids a loss in productive capacity, avoids land fragmentation and if possible mitigates potential reverse



sensitivity effects, AND the environmental, social, cultural and economic benefits of the proposal out-weigh the long term costs associated with the loss of highly productive land, taking into account both tangible and intangible values. No information has been provided with the submission to demonstrate the proposal to apply a Rural Industrial Precinct to the subject site satisfies the three tests of clause 3.10.



**Figure 10C: GRUZ Rural Industrial Precinct, Rolleston with NZLRI LUC Classes** Source: Canterbury Maps<sup>72</sup>

- 10.7 While the original request to rezone from GRUZ to GIZ would have been inconsistent with Urban Growth Objective (UG-O2), the amended proposal to retain the GRUZ and instead apply a Rural Industrial Precinct, which instead requires considerations against the Objectives and Policies of the GRUZ chapter instead of the Urban Growth Framework. The submitter has proposed site specific provisions. The activities which would be enabled in the PREC that would not have otherwise been enabled in the GRUZ are those of a more rural industrial or commercial nature, similar to the Farm Chief activity located in the area currently.
- 10.8 The submission point is supported by expert evidence from:
- Andrew Craig in relation to Landscape<sup>73</sup>
  - Andrew Leckie in relation to Traffic<sup>74</sup>
  - Ivan Thomson in relation to Planning<sup>75</sup>
  - Andrew Tisch in relation to Infrastructure<sup>76</sup>
  - Simon James Pollock in relation to Site Contamination<sup>77</sup>
- 10.9 I agree with the statement from Mr. Thomson (pg. 6, para 18) in his evidence that the Proposed Rural Zone policy and rules framework is limited in terms of the scope it provides for Rural Industry. The submitter is therefore seeking an amendment to GRUZ-P5 to compliment the other provision

<sup>72</sup> [Canterbury Maps Viewer](#)

<sup>73</sup> Link to [Landscape Evidence](#)

<sup>74</sup> Link to [Traffic Evidence](#)

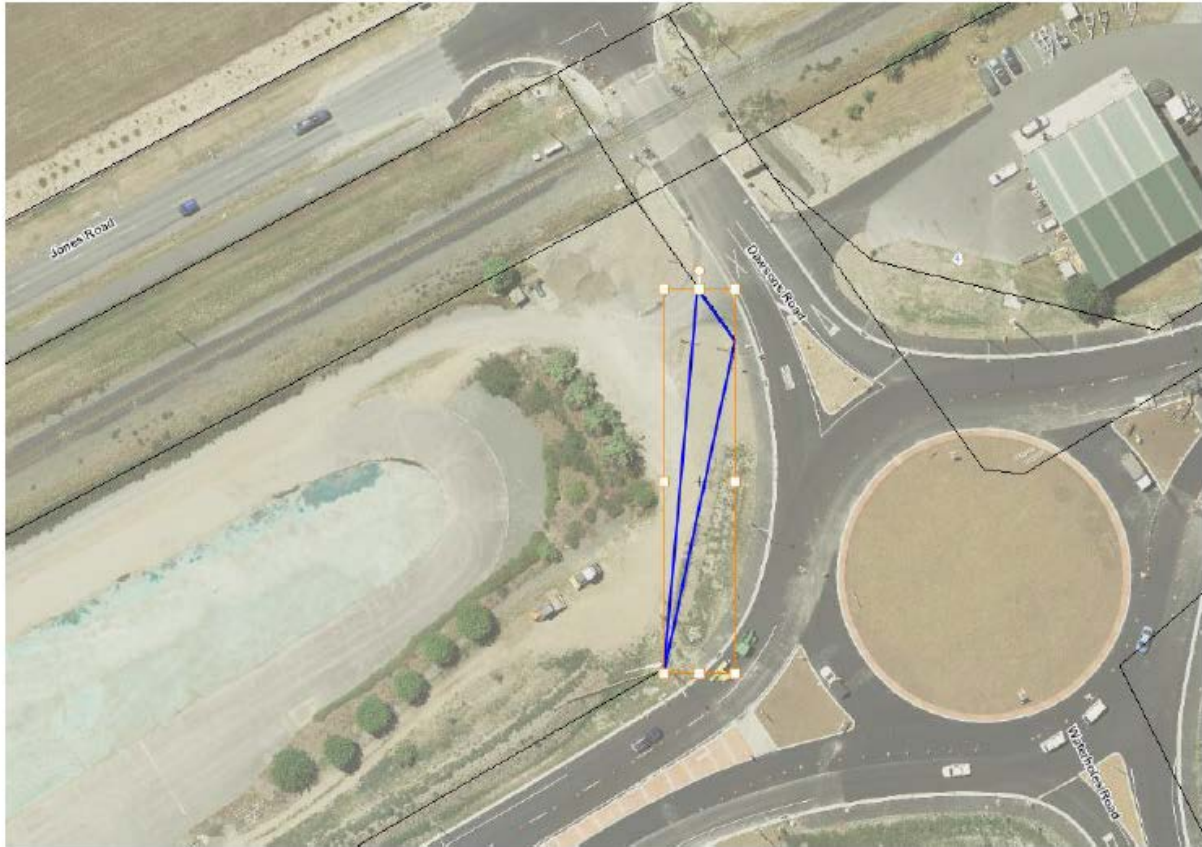
<sup>75</sup> Link to [Planning Evidence](#)

<sup>76</sup> Link to [Infrastructure Evidence](#)

<sup>77</sup> Link to [Soil Contamination Evidence](#)

changes sought to enable the Rural Industrial Precinct. The submitter references GRUZ PREC2, however, planning standards naming conventions would require that this PREC and the other proposed Rural Industrial Precinct would follow on from the PREC already listed in the plan, e.g. PREC11 etc. For the purposes of this report, the proposed Precinct will be referenced as PRECXB, with the final PREC reference to be determined at a later stage in this process.

- 10.10 The relief originally sought via this submission, was that the site be rezoned to an industrial zoning, however this would have contributed to the erosion of the distinct settlement pattern in the area as well as the sense of openness and separation between Christchurch and Selwyn Districts and be inconsistent with CRPS Policy 6.3.1. This is a similar conclusion reached by Mr Trewin considering a Rural Industrial Precinct near Prebbleton (Ceres Submission). I consider that the amended relief sought, to apply a Precinct to the site, is still inconsistent with the CRPS as the activities which the Precinct would enable are not those anticipated in a Rural Zone.
- 10.11 The landscape assessment from Mr Craig, peer reviewed by Mr Bentley (**Appendix 4**), considers the proposal against a baseline of what could otherwise happen on the site. The outcome being that building density, bulk and location controls in addition to minimum site size are the chief means of delivering amenity and as a result the proposal is likely to achieve the built form and amenity values sought by the Rural Zone, whilst preserving the rural amenity at the interface, through landscape, density and other development controls. No ODP is considered necessary, however, in order to maintain the 'rural character' amendments are suggested by Mr Bentley to ensure buildings, fencing and signage are suitable for the Zone.
- 10.12 The traffic assessment provided by Mr Leckie discusses several transport constraints. Mr Leckie considers vehicle access to SH1 or across the Main South Line to Jones Road is unfeasible with the existing transport network. At this point in time, Manion Road has not been extended past the Gulf Central Properties land, therefore his evidence is focussed on the ability of the land to gain vehicle access to and from Dawsons Road. Mr Collins in his peer review (**Appendix 4**) has concurred with the assessment of Mr Leckie that if the proposal is to go ahead development on the site should be limited to allow for only 'low trip generating activities and heavy vehicle movements should be restricted. However, Mr Collins has also identified, in response to the focus on access via Dawsons Road, the development on the site would also need to be managed to protect SH1 sight lines, which would require rules managing vegetation, setbacks and the height of structures, this would need to apply in the area in blue in **Figure 10C** below.



**Figure 10C Sight Line protection area**

10.13 I disagree with Mr Thomson (pg., 9, Para 31.) that if an access arrangement was made the entire 86ha as proposed by the original submission could be included in a Rural Industrial Precinct (as supported by further submitters). The remainder of the original submission area has not had economic, infrastructure, landscape and traffic evidence provided to determine the potential effects of such a change.

10.14 A report detailing Infrastructure options has been provided for the reduced site area. Given the land is to retain Rural zoning, there are no requirements to connect to reticulated services, however, options have been provided to potentially connect to CCC services, if CCC and SDC are in agreement. The alternative is to obtain consent from the Regional Council, which has historically been the option for these types of developments in Rural areas.

10.15 On the basis of the above assessment, I recommend that the submission point relating to the Rural Industrial Precinct site be rejected for the following reasons:

10.15.1 Granting relief would not be appropriate as based on the evidence provided it does not appear to satisfy the requirements clause 3.10 of the NPS-HPL and is inconsistent with the CRPS.

### **Recommendations and amendments**

10.16 I recommend, for the reasons given above, that the Hearings Panel retain the zoning and provisions as notified, or amended via the GRUZ hearing process.

10.17 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

## 11.TCZ/NCZ in Rolleston

### *Submissions*

11.1 Two submissions points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0135	Lilley Family Trust	001	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.
DPR-0135	Lilley Family Trust	002	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). Rezone any such other neighbouring land to NCZ as appropriate in the interest of the submitter, including on sound resource management grounds.

### *Analysis*

11.2 Lilley Family Trust<sup>78</sup> oppose the General Residential zoning of land bounded by SH1, Tennyson Street, Brookside Road and the existing Rolleston Motels (western boundary). The submitter considers this land is entirely non-residential in character, comprising a mix of convenience retail, consented Z service station, existing hotel (Rolly Inn), vet clinic, motels and two small offices. The submitter seeks a split zoning to reflect the existing and consented environment – Neighbourhood Centre NCZ (eastern portion) and Town Centre Zone TCZ (western portion), as shown on (Figure 11A). The submission points are supported by expert evidence from:

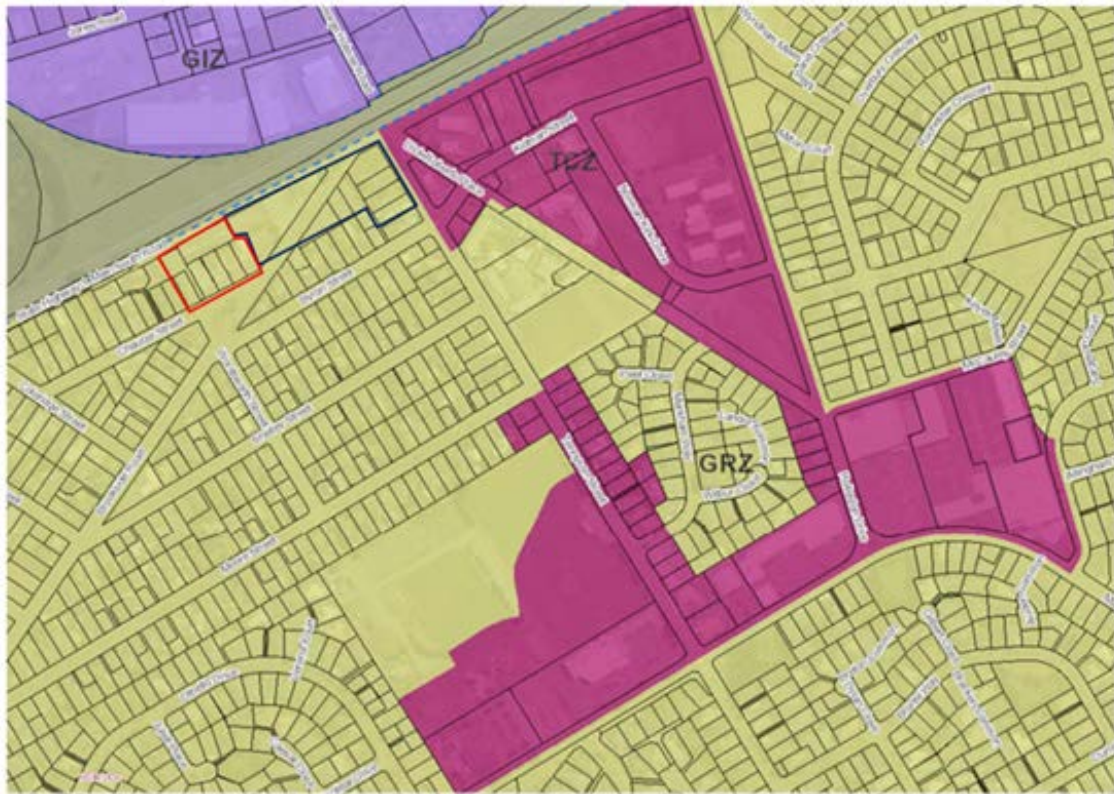
- Fiona Aston in relation to Planning<sup>79</sup>
- Adam Thomson in relation to Economics<sup>80</sup>

<sup>78</sup> DPR-0135.001 and 002 Lilley Family Trust

<sup>79</sup> Link to [Planning Evidence](#)

<sup>80</sup> Link to [Economic Evidence](#)





Proposed Neighbourhood Zone outlined in red; proposed Town Centre Zone outlined in dark blue

**Figure 11A Proposed rezoning Rolleston TCZ/NCZ**

- 11.3 As set out in the Rezoning Framework Report, for re-zoning requests that 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 strategic planning documents.

#### Business Land Framework

Criteria	Assessment:
<b>Provides a diverse range of services and opportunities.</b>	The proposed zoning recognises the existing mix of activities already established on the Site, which provide a variety of services, including convenience retail, a service station, food and beverage outlets, veterinary services, visitor accommodation, offices and Rolleston fire station.
<b>The request responds to the demographic changes and social and affordable needs of the district,</b>	The rezoning recognises the existing pattern of commercial uses 'on the ground' and provides greater certainty for future investment in this key location at the northern end of the Rolleston town centre. The rezoning is a logical extension of the Town Centre Precinct 2 adjoining the east (other side of Tennyson Street).
<b>Provides for the needs of the catchment that activities serves</b>	Rolleston is identified as the District Centre in Selwyn 2031 and the Township Network, functioning as the primary population, commercial and industrial base of the district. The Site is adjoining



Criteria	Assessment:
	but outside the Rolleston Key Activity Centre (KAC) i.e. the key existing commercial/business centres identified as focal points for employment, community activities, and the transport network: and which are suitable for mixed-use development. The western portion of the Site already services town centre functions and the eastern portion serves a more local neighbourhood commercial function. The proposed rezoning reflects these distinctions in character and function.
<b>Is consistent with the Activity Centre Network</b>	The proposed rezoning is consistent with the intent of the Network to focus commercial development to Rolleston.
<b>The location, dimensions, and characteristics of the land are appropriate to support activities sought in the zone.</b>	The Site is already fully developed for business and community purposes (apart from 7 Brookside Road which is vacant).
<b>An ODP is prepared.</b>	The Site is small, is already fully developed for business and community purposes. An ODP has not been provided and is not considered necessary as the roading and site layouts are well established.
<b>Does not affect the safe, efficient and effective functioning of the strategic transport network?</b>	The recently consented Z service station design included a slip lane to manage effects on the State Highway 1. All other SH frontage development has been established for many years. Waka Kotahi does not oppose the rezoning.
<b>Achieves the built form and amenity values of the zone sought</b>	Development will be in accordance with the relevant CMUZ provisions.
<b>Creates and maintains connectivity through the zoned land, including access to parks, commercial areas and community services.</b>	The Site is already fully developed, apart from 7 Brookside Road. As demonstrated in Figure 11B below the Site is connected to the existing commercial area and itself provides for community services e.g Rolleston Fire Station.
<b>Promotes walking, cycling and public transport access.</b>	The Site's location is ideal to promote active transport and PT access. It is next to the zoned town centre, close to existing bus routes and the Park N Ride facility in Kidman Street.
<b>Does it maintain a consolidated and compact urban form?</b>	The rezoning recognizes the existing pattern of commercial development and further consolidates the Rolleston town centre.
<b>Is not completely located in an identified High Hazard Area, Outstanding Natural Landscape, Visual Amenity Landscape, Significant Natural Area, or a Site or Area of Significance to Māori?</b>	The Site is outside all such areas.
<b>The loss of highly productive land</b>	The Site is already zoned for urban purposes and the NPS-HPL is not applicable in this instance.
<b>Preserves the rural amenity landscape at the interface through</b>	The Site is not an urban edge location.

Criteria	Assessment:
landscape, density, or other development controls.	



#### Existing commercial activities

Rolleston motels – outlined mid blue; Z Service Station outlined dark blue;

Existing Commercial activities (On the Spot Convenience Store Soulvaki takeaway, Rolleston Food Bar, Selwyn Property Management) – outlined green;

Fire Station – outlined purple;

Rolleston Hotel and Thai Takeaway– outlined red;

Existing vet clinic and future large animal vet hospital – outlined yellow;

6 & 8 Tennyson (tanning clinic & Property Brokers office and telephone exchange) – outlined orange/yellow

**Figure 11B Existing Commercial Activities on subject sites.**

- 11.4 The submission seeks to apply a split NCZ/TCZ zoning to the site, although it is not clear in the submission as to why this is. The submission also provides scope to consider rezoning the surrounding land to TCZ or NCZ. Given the activities currently occurring in the proposed NCZ portion of the site are not currently enabled in the NCZ, and there is no need for a NCZ to adjoin the TCZ, it makes the most sense from a planning perspective to rezone the entire area to TCZ. The area is currently non-residential in character, comprising of a mix of commercial activities (**Figure 11B**). The TCZ zoning would enable the Rolleston Motel to continue operating as a permitted activity (TCZ-R12 Visitor Accommodation), which would be discretionary (NCZ-R10 – Visitor Accommodation). Similarly, the Food and beverage activities would be limited to 150m<sup>2</sup> (NCZ-R6) and Office activities, like the Property Management office, would be discretionary (NCZ-R7), if in a TCZ, TCZ-R6 and TCZ-

R7 would allow the existing activities to continue to operate or more easily expand. This view to apply a NCZ as opposed to a TCZ zoning is supported by Mr. Foy, who agreed that the potential impact on the Rolleston KAC is limited given the majority of the sites have been used for commercial purpose, many of them before the current TCZ was zoned as such. It is our shared opinion that it is appropriate to apply zoning that reflects the nature of the established activities on the site and that a continuation of the TCZ across the entire site would be more appropriate than a NCZ adjoining a TCZ.

11.5 On the basis of the above assessment, I recommend that the submission point<sup>81</sup> be accepted for the following reasons:

11.5.1 The proposed TCZ rezoning results in a good urban form outcome and is the most appropriate zoning to align with the existing use of the site.

11.6 On the basis of the above assessment, I recommend that the submission point<sup>82</sup> be accepted in part for the following reasons:

11.6.1 The proposed commercial rezoning is the most appropriate zoning to align with the existing uses of the site and if zoned TCZ will result in a high results in a good urban form outcome, providing a connection to the existing TCZ.

#### ***Recommendations and amendments***

11.7 I recommend, for the reasons given above, that the Hearings Panel:

- a) Amend the Planning maps to rezone the following land parcels from General Residential Zone (GRZ) to Town Centre Zone (TCZ):
  - 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)
- b) Amend the Planning maps to rezone the following land parcels from General Residential Zone (GRZ) to Town Centre Zone (TCZ):
  - 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).

11.8 The amendments recommended to the Planning Maps are set out in a consolidated manner in **Appendix 2**.

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<sup>81</sup> DPR-0135.001 Lilley Family Trust

<sup>82</sup> DPR-0135.002 Lilley Family Trust

- 11.9 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

### ***S32AA evaluation***

- 11.10 The following points evaluate the recommended changes under Section 32AA of the RMA.

#### Effectiveness and efficiency

- 11.11 The proposed amendment to rezone the sites from General Residential to Town Centre is the most effective means of achieving the objective(s) as it reflects existing development and increases flexibility in terms of what types of activities can be undertaken on the sites. Amending the zoning is considered more efficient than the notified provisions and there will be no compliance costs associated with resource consent requirements.

#### Costs and benefits

- 11.12 Providing commercial zoning for activities already operating as commercial activities, provides flexibility in terms of the activities and the sites future use and provides for a more efficient use of land. Commercial activities could cause potential adverse amenity and reverse sensitivity effects if not appropriately managed.

#### Risk of acting or not acting

- 11.13 The site has not been incorporated into the Commercial Capacity calculations.

#### Conclusion as to the most appropriate option

- 11.14 The recommended amendments are more appropriate in achieving the relevant objectives of the PDP and the purpose of the RMA because it better provides for the demand for commercial activities in the future, without compromising the other CMUZs.

## **12. Large Format Retail Zone in Rolleston**

### ***Submissions***

- 12.1 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-0374	RIHL	001	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.
DPR-0488	Dally Family Trust and Julia McIlraith	FS213	Support In Part	Accept in part
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS215	Support In Part	Accept submission in part

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS231	Support In Part	Accept submissions in part
DPR-0384	RIDL	001	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.

### Analysis

12.2 RIHL and RIDL<sup>83</sup> seek amendments to the planning maps to zone the land bounded by Link Drive, Iport Drive, Jones Road and Hoskyns Road (legally described as Lot 600 DP 520689) as LFRZ in its entirety (the LFRZ site, **Figure 12A**), as shown on the map below. As mentioned in the Section 5 Procedural Matters, these submissions were summarised incorrectly, the submitter seeks to amend the LFRZ increasing the size of the LFRZ zone to encompass the entire site as shown by the outline in **Figure 12A** below.



**Figure 12A LFRZ land at Rolleston**

12.3 The submission point is supported by expert evidence from:

- Nicholas Fuller in relation to Transport<sup>84</sup>
- Dave Compton-Moen in relation to Urban Design<sup>85</sup>
- Jeremy Phillips in relation to Planning<sup>86</sup>

<sup>83</sup> DPR-0347.001 RIHL and DPR-0384.001 RIDL

<sup>84</sup> Link to [Transport Evidence](#)

<sup>85</sup> Link to [Urban Design Evidence](#)

<sup>86</sup> Link to [Planning Evidence](#)



- Natalie Hampson in relation to Economics<sup>87</sup>
- Tim Carter from the Company<sup>88</sup>

12.4 The LFRZ site currently has an Industrial Zoning under the Operative District Plan and therefore the NPS-HPL does not apply. Resource consents have been sought (and obtained) by the submitter to enable Large Format Retail activities across the entire title area as demonstrated in **Figure 12B** below).



**Figure 12B: Site Plan of LFRZ as consented by SDC**

12.5 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 strategic planning documents.

#### Business Land Framework

Criteria	Assessment:
<b>Provides a diverse range of services and opportunities.</b>	As notified, the proposed GIZ zoning of the land would permit trade retail and food and beverage activity that is consistent, to a degree, with the consents held by the submitters for development of the land for trade retail and furniture retail purposes and their plans for comprehensive development of the block as illustrated in <b>Figure 12B</b> . However, the GIZ zoning does not permit large format retail activity and therefore would not provide for the 'diverse range of [large format retail] services and opportunities' proposed by the

<sup>87</sup> Link to [Economic Evidence](#)

<sup>88</sup> Link to [Company Evidence](#)

Criteria	Assessment:
	submitters. Accordingly, the LFRZ sought by submitters will provide for a more diverse range of services and opportunities than the proposed GIZ of the land.
<b>The request responds to the demographic changes and social and affordable needs of the district</b>	Ms Hampson's evidence addresses the existing and evolving needs of the district for large format retail which cannot otherwise be catered for by the TCZ or the extent of LFRZ proposed in the PDP as notified. Ms Hampson's evidence has been peer reviewed by Mr Foy ( <b>Appendix 4</b> ) who is in general agreement.
<b>Provides for the needs of the catchment that activities serves</b>	Ms Hampson's evidence addresses the existing and evolving needs of the district for large format retail which cannot otherwise be catered for by the TCZ or the extent of LFRZ proposed in the PDP as notified. Ms Hampson's evidence has been peer reviewed by Mr Foy ( <b>Appendix 4</b> ) who is in general agreement.
<b>Is consistent with the Activity Centre Network</b>	The land proposed to be rezoned is adjacent to an existing and proposed LFRZ, is clearly defined and bounded by the adjacent main roads and is identified in resource consent plans that illustrate a coordinated and comprehensive development outcome. In contrast to the proposed GIZ, the LFRZ essentially enables large format retail activity that would otherwise not be permitted. Such activity is unable (physically) to be accommodated to any significant extent within the TCZ or elsewhere within the district and that type of activity is specifically contemplated by the LFRZ. Ms Hampson's evidence otherwise addresses why the proposed LFRZ will not compete with the TCZ. Ms Hampson's evidence has been peer reviewed by Mr Foy ( <b>Appendix 4</b> ) who is in general agreement.
<b>The location, dimensions, and characteristics of the land are appropriate to support activities sought in the zone.</b>	Noting the submitter's intent to develop the land comprehensively (in conjunction with the adjacent LFRZ), the requested rezoning will provide a consistent framework of rules regarding the design and nature of activities within this block. And, given the nature of this land, its separation from other industrial land by intervening roads, and its distance from potentially sensitive (GRZ or GRUZ) zones, its location, dimensions, and characteristics are appropriate for the activities sought in the zone.
<b>An ODP is prepared.</b>	The submitter does not consider an ODP to be necessary or appropriate for the purposes of supporting an extension to the boundary of the LFRZ as requested. <b>Figure 12B</b> illustrates the intended comprehensive development of the block that is provided by the consents obtained or sought at the date of this evidence. Urban Design evidence was provided by Mr Compton-Moen. A peer review was not considered necessary given there are no amendments to the existing LFRZ provisions and due to the activity already consent for the site.

Criteria	Assessment:
<b>Does not affect the safe, efficient and effective functioning of the strategic transport network?</b>	Mr Fuller's evidence demonstrates how the requested rezoning will connect with the wider transport network and addresses any potential impact on the network. Mr Fuller's evidence was peer reviewed by Mr Collins ( <b>Appendix 4</b> ) who was in general agreement.
<b>Achieves the built form and amenity values of the zone sought</b>	The built form outcomes provided for by the LFRZ are comparable to those of the GIZ (e.g. building height, landscaping, setbacks) and the subject land is remote from any potentially sensitive zones (e.g. GRZ, GRUZ, etc). Accordingly, the built form and amenity values of the zone sought will be appropriate to the locality and will not result in any additional effects, relative to the notified GIZ zoning of the land. Mr Compton-Moen's evidence provides similar conclusions. A peer review was not considered necessary given there are no amendments to the existing LFRZ provisions and due to the activity already consent for the site.
<b>Creates and maintains connectivity through the zoned land, including access to parks, commercial areas and community services.</b>	Extending the LFRZ north to Link Drive will provide enhanced connectivity, in terms of better providing for comprehensive development of the block with access and frontage to this road boundary. Conversely, the proposed GIZ zoning would potentially result in development along and facing Link Drive that turns its aback on the LFRZ and limits opportunities for connectivity. Mr Fuller's evidence was peer reviewed by Mr Collins ( <b>Appendix 4</b> ) who was in general agreement.
<b>Promotes walking, cycling and public transport access.</b>	<b>Figure 12B</b> illustrates the intended comprehensive development of the block that is provided for by the consents obtained or sought to date. This indicates road connections and internal circulation routes that provide opportunities for walking, cycling and public transport. Such connections will also be enhanced by the State Highway 1 overbridge proposal currently being progressed by Waka Kotahi.
<b>Does it maintain a consolidated and compact urban form?</b>	The subject land is within the current urban boundary and the proposed zoning is confined to the subject block. In this respect it maintains a consolidated and compact urban form.
<b>Is not completely located in an identified High Hazard Area, Outstanding Natural Landscape, Visual Amenity Landscape, Significant Natural Area, or a Site or Area of Significance to Māori?</b>	As evident from the PDP planning maps, the subject land is not completely located in an identified High Hazard Area, Outstanding Natural Landscape, Visual Amenity Landscape, Significant Natural Area, or a Site or Area of Significance to Māori
<b>The loss of highly productive land</b>	Given the existing GIZ zoning of the land there will be no loss of highly productive land because of the requested rezoning to LFRZ.
<b>Preserves the rural amenity landscape at the interface through</b>	The subject land does not adjoin rural land and therefore the requested rezoning will not affect rural amenity.

Criteria	Assessment:
landscape, density, or other development controls.	

12.6 On the basis of the above assessment, I recommend that the submission point relating to the LFRZ site at Rolleston site be accepted for the following reasons:

12.6.1 The land has been consented under the Operative District Plan to be used for Large Format Retail activities and as such, a LFRZ over the entire site would ensure the zone framework better reflects the consented development. If the consented activity was not to go ahead, the LFRZ would provide for some additional activities that are not otherwise enabled in the GIZ, however, with the subject site being bound on all sides by road, I consider enabling LFRZ would reduce the likelihood of reverse sensitivity issues from arising if alternative activities were established on the subject site.

12.6.2 Modelling has demonstrated a need for additional Commercial land for LFRZ activities in Selwyn in the medium term.

12.6.3 The development has no traffic issues and there are no issues with ground conditions. It is assumed as the underlying land is zoned industrial that no issues will arise with servicing the site, but this has not been confirmed to date.

### ***Recommendations and amendments***

12.7 I recommend, for the reasons given above, that the Hearings Panel

a) Amend the Planning Maps to rezone the LFRZ site (Lot 600 DP 520689) to Large Format Retail Zone.

12.8 The amendments recommended to rezone the LFRZ site are set out in a consolidated manner in **Appendix 2**.

12.9 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

### ***S32AA evaluation***

12.10 The following points evaluate the recommended changes under Section 32AA of the RMA.

#### Effectiveness and efficiency

12.11 The proposed amendment to rezone the entire site from Industrial to LFRZ is the most effective means of achieving the objective(s) as it reflects consented development and increases flexibility in terms of what types of activities can be undertaken on the site. Amending the zoning is considered more efficient than the notified provisions and there will be no compliance costs associated with resource consent requirements.

#### Costs and benefits

- 12.12 Providing commercial zoning for activities already consenting to operate with commercial activities, provides flexibility in terms of the activities and the sites future use and provides for a more efficient use of land. Commercial activities could cause potential adverse amenity and reverse sensitivity effects if not appropriately managed, therefore having the road boundary as a buffer between the LFRZ and GIZ is appropriate.

Risk of acting or not acting

- 12.13 The site has not been incorporated into the Commercial Capacity calculations.

Conclusion as to the most appropriate option

- 12.14 The recommended amendments are more appropriate in achieving the relevant objectives of the PDP and the purpose of the RMA because it better provides for the demand for commercial activities in the future, without compromising the other CMUZs.



### 13. Local Centre Zone in West Melton

#### ***Submissions***

13.1 Three submissions points were received in relation to this subtopic.

#### ***Analysis***

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0118	Diane & Andrew Henderson	001	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.
DPR-0118	Diane & Andrew Henderson	002	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
DPR-0160	West Melton Three Ltd	001	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)

#### **Diane and Andrew Henderson**

13.2 Diane and Andrew Henderson<sup>89</sup> seeks amendments to the planning maps to zone the land bounded by State Highway 73, Weedons Ross Road and GRZ (legally described as Lot 1 DP 78139) as LCZ in its entirety and 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. (**Figure 13A**), as shown on the map below. The site presently contains an existing, consented BP station (Area A). The remainder of the subject site has been subdivided into three titles, with access from either Corriedale Lane or Westview Crescent (Area B).

<sup>89</sup> DPR-0118.001 and 002 Diane & Andrew Henderson

13.3 The submission point is supported by expert evidence from:

- Helen Pickles in relation to Planning<sup>90</sup>
- Wayne Gallot in relation to Traffic<sup>91</sup>

13.4 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 strategic planning documents.

Criteria	Assessment:
<b>Provides a diverse range of services and opportunities.</b>	The proposal will provide for a range of services and opportunities to meet local needs arising as a result of the rezoning.
<b>The request responds to the demographic changes and social and affordable needs of the district,</b>	The rezoning of Area A recognises the existing pattern of commercial uses 'on the ground' (the existing petrol station) and proposes to contribute additional commercial land to service the needs to the local community (Area B).
<b>Provides for the needs of the catchment that activities serves</b>	The existing and evolving needs of the West Melton commercial centre would be catered for through the provision of the LCZ rezoning by adding to the existing commercial service provision for the catchment.

<sup>91</sup> Link to [Traffic Evidence](#)

Criteria	Assessment:
	<p>West Melton is not a key activity centre, rather the catchment is West Melton and the immediately surrounding area, possibly extending to persons already travelling through West Melton for other purposes, and the zoning is consistent with the existing characteristics of the township requiring LCZ to provide for commercial and community activities that provide for the daily and weekly goods and service needs of the surrounding area.</p>
<p><b>Is consistent with the Activity Centre Network</b></p>	<p>The land proposed to be rezoned is opposite the proposed LCZ and is clearly defined and bounded by the adjacent main roads. It will assist in consolidating the commercial centre of West Melton but is not of a scale that would otherwise challenge the Activity Centre Network. The LCZ essentially enables commercial activity which would align with the established commercial land use and exercised resource consents (R304686 and RC065445) on the east portion of the subject site (Area A).</p> <p>In his peer review (<b>Appendix 4</b>) Mr Foy notes that absent any conditions as to timing the application of additional LCZ zoning (Area B) in West Melton as requested would enable additional space to be constructed in advance of market growth, with the potential for some adverse trade competition effects on the existing West Melton centre to occur.</p>
<p><b>The location, dimensions, and characteristics of the land are appropriate to support activities sought in the zone.</b></p>	<p>The submitter's requested rezoning will provide a consistent framework of rules regarding the design and nature of activities within the subject site. Its location, dimensions, and characteristics are appropriate for the activities sought in the zone, being relatively small in scale and appropriate for local commercial activity.</p>
<p><b>An ODP is prepared.</b></p>	<p>An ODP was provided by the submitter as they did not consider it necessary given the size of the subject site.</p>
<p><b>Does not affect the safe, efficient and effective functioning of the strategic transport network?</b></p>	<p>Mr Gallot's evidence demonstrates how the requested rezoning will connect with the wider transport network and addresses any potential impact on the network. Mr Gallot's evidence has been peer reviewed by Mr Collins (<b>Appendix 4</b>) who is in general agreement for Area A, however, there are concerns with development on Area B as the access in its current form is not suitable to receive the levels of traffic anticipated in a LCZ. Upgrading of Corriedale Lane would be required to support rezoning, unless vehicle access is restricted. This has not been proposed by the submitter.</p>
<p><b>Achieves the built form and amenity values of the zone sought</b></p>	<p>The zone will be sufficiently sized and regularly shaped to allow a built form consistent with the standards of the LCZ to be achieved, and consequently for the amenity values of the LCZ to be achieved. This will include sufficient space for building setbacks and safe and efficient access. The site's location within the town centre and adjacent the West Melton Village LCZ and the township's residential zones, will enable the proposed zone to provide for commercial and community</p>

Criteria	Assessment:
	activities that provide for the daily and weekly goods and service needs of the surrounding area.
<b>Creates and maintains connectivity through the zoned land, including access to parks, commercial areas and community services.</b>	<p>Extending the proposed LCZ to link the east side of Weedon Ross Road (Area A) will provide enhanced connectivity, in terms of better providing for improved access and frontage to this intersection.</p> <p>The Right of Way, used as a walking/cycle path, with shared ownership between the submitter and the Council, running north/south will continue to provide linkages for pedestrians/cyclists to/from Westview Crescent to Corriedale Lane (Area B).</p> <p>Further, the proposed intersection upgrade currently being progressed by Waka Kotahi will improve vehicular and pedestrian access to the subject site and surrounding area. Mr Gallot's evidence has been peer reviewed by Mr Collins (<b>Appendix 4</b>) who is in general agreement with regard to Area A, but there are concerns with development on Area B as the access in its current form is not suitable to receive the levels of traffic anticipated in a LCZ. Upgrading of Corriedale Lane would be required to support rezoning, unless vehicle access is restricted. This has not been proposed by the submitter.</p>
<b>Promotes walking, cycling and public transport access.</b>	A proposed intersection upgrade currently being progressed by Waka Kotahi will improve vehicular and pedestrian access to the subject site and surrounding area, together with the existing RoW to link Westview Crescent and Corriedale Lane providing opportunities for walking, cycling and public transport. The central location of the site within the township will enable West Melton residents to access the site by a range of transport modes.
<b>Does it maintain a consolidated and compact urban form?</b>	The subject land is within the current urban boundary and the proposed zoning is confined to the subject site. The site is centrally located within West Melton. In this respect it maintains a consolidated and compact urban form.
<b>Is not completely located in an identified High Hazard Area, Outstanding Natural Landscape, Visual Amenity Landscape, Significant Natural Area, or a Site or Area of Significance to Māori?</b>	As evident from the PDP planning maps, the subject land is not located in an identified High Hazard Area, Outstanding Natural Landscape, Visual Amenity Landscape, Significant Natural Area, or a Site or Area of Significance to Māori.
<b>The loss of highly productive land</b>	The land is located within the existing residential zone of West Melton and therefore the NPS-HPL does not apply.
<b>Preserves the rural amenity landscape at the interface through landscape, density, or other development controls.</b>	The subject land does not adjoin rural land and therefore the requested rezoning will not affect rural amenity.

13.5 On the basis of the above assessment, I recommend that the rezoning of Area A to LCZ<sup>92</sup> be accepted for the following reasons:

13.5.1 The land (Area A) has been consented for use as a Petrol Station and Café. The LCZ framework provides for a more appropriate zoning framework for the activities consented under the Operative District Plan.

13.6 On the basis of the above assessment, I recommend that the Area B submission point<sup>93</sup> be rejected for the following reasons:

13.6.1 There is insufficient evidence servicing, urban design, landscape and economic evidence to support the rezoning (Area B) of Lot 12 DP 526987, Lot 13 DP 526987, Lot 14 DP 526987 and Lot 15 DP 526987 to LCZ and Corriedale Lane in its current form is not suitable to support the rezoning.

13.7 The amendments recommended to rezone the LCZ (Area A) are set out in a consolidated manner in **Appendix 2**.

### ***Recommendations and amendments***

13.8 I recommend, for the reasons given above, that the Hearings Panel

a) Amend the Planning Maps to rezone Lot 1 DP 78139 to Local Centre Zone.

13.9 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

### ***S32AA evaluation***

13.10 The following points evaluate the recommended changes under Section 32AA of the RMA.

#### Effectiveness and efficiency

13.11 The proposed amendment to rezone Area A from General Residential to LCZ is the most effective means of achieving the objective(s) as it reflects consented development and increases flexibility in terms of what types of activities can be undertaken on the site. Amending the zoning is considered more efficient than the notified provisions and there will be no compliance costs associated with resource consent requirements.

#### Costs and benefits

13.12 Providing commercial zoning for activities already consenting to operate with commercial activities, provides flexibility in terms of the activities and the sites future use and provides for a more efficient use of land. Commercial activities could cause potential adverse amenity and reverse sensitivity effects if not appropriately managed.

<sup>92</sup> DPR-0118.001 Diane & Andrew Henderson

<sup>93</sup> DPR-0118.002 Diane & Andrew Henderson



### Risk of acting or not acting

13.13 The site has not been incorporated into the Commercial Capacity calculations.

### Conclusion as to the most appropriate option

13.14 The recommended amendments are more appropriate in achieving the relevant objectives of the PDP and the purpose of the RMA because it better provides for the demand for commercial activities in the future, without compromising the other CMUZs.

### West Melton Three Ltd

13.15 West Melton Three Ltd<sup>94</sup> seeks amendments to the planning maps so as to rezone the 1.1ha West Melton Tavern site from GRUZ to LCZ in its entirety (West Melton Tavern site, **Figure 13B**), as shown on the map below.



**Figure 13B West Melton Tavern Site**

13.16 The submission point is supported by expert evidence from:

- Dwayne Wilson in relation to Geotech<sup>95</sup>
- Dave Compton-Moen in relation to Urban Design<sup>96</sup>
- Ivan Thomson in relation to Planning<sup>97</sup>
- Adam Thompson in relation to Economics<sup>98</sup>
- Andy Carr in relation to Traffic<sup>99</sup>

<sup>94</sup> DPR-0160.001 West Melton Three Ltd

<sup>95</sup> Link to [Geotech evidence](#)

<sup>96</sup> Link to [Urban Design evidence](#)

<sup>97</sup> Link to [Planning evidence](#)

<sup>98</sup> Link to [Economic evidence](#)

<sup>99</sup> Link to [Traffic evidence](#)

- Andrew Tisch in relation to Infrastructure<sup>100</sup>
- Nicole Lauenstein in relation to Urban Design<sup>101</sup>

13.17 As set out in the Rezoning Framework Report, for re-zoning requests that are within the Urban Growth Overlay or meet the significance criteria (discussed in section 10), 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 strategic planning documents.

### Business Land Framework

Criteria	Assessment:
<b>Provides a diverse range of services and opportunities.</b>	Enables the provision of additional local convenience services to support the needs of the rapidly growing West Melton community. A variety of additional services are proposed including an upgrade and addition to the Tavern facilities including café and outdoor children's play area, and drive through bottle store; and guest accommodation.
<b>The request responds to the demographic changes and social and affordable needs of the district.</b>	The additional commercial facilities are proposed to meet the future needs of the growing West Melton community and is located next to the Council reserve and community centre. Mr Thompson's evidence has been peer reviewed by Mr Foy ( <b>Appendix 4</b> ) and generally agrees that additional Commercial land in West Melton will be required in the future.
<b>Provides for the needs of the catchment that activities serves</b>	West Melton is not a Key Activity Centre, rather the catchment is West Melton and the immediately surrounding area, possibly extending to persons already travelling through West Melton for other purposes, and the proposed zoning is consistent with the existing characteristics of the township requiring LCZ to provide for commercial and community activities that provide for the daily and weekly goods and service needs of the surrounding area.
<b>Is consistent with the Activity Centre Network</b>	West Melton is a Service Activity Centre within the PDP Provision of a LCZ to meet local convenience needs is consistent with the role of Service Activity Centres to provide goods and services to residents of the town as well as the wider rural area. The Key Activity Centres are intended for larger scale businesses and more variety in retail and commercial activities.
<b>The location, dimensions, and characteristics of the land are appropriate to support activities sought in the zone.</b>	The Site is located at the centre of the West Melton township next to existing community and recreation uses. It is an ideal location for further local convenience commercial development. There are no physical development constraints, and the Site can be efficiently serviced. . Mr Thompson's evidence has been peer reviewed by Mr Foy ( <b>Appendix 4</b> ) who agrees the location is appropriate for an extension of the existing LCZ.

<sup>100</sup> Link to [Infrastructure evidence](#)

<sup>101</sup> Link to [Urban Design evidence](#)

Criteria	Assessment:
	Ms Lauenstein's Urban Design evidence has been peer reviewed by Mr Nicholson ( <b>Appendix 4</b> ) who agreed it would result in a concentric urban form.
<b>An ODP is prepared.</b>	The Site is small, contains existing development and is in single ownership. An ODP is not necessary in this case. A concept plan of how the site can be developed has been prepared. I note this concept plan differs from the plan provided in the Infrastructure Report. Ms Lauenstein's Urban Design evidence has been peer reviewed by Mr Nicholson ( <b>Appendix 4</b> ) notes that While the indicative concept plan would be a positive outcome, there is no certainty that this would be the outcome from rezoning this site as LCZ. There are a range of different activities and site layouts that may result from rezoning this land.
<b>Does not affect the safe, efficient and effective functioning of the strategic transport network?</b>	The traffic evidence establishes that there will be no significant effect on SH 73. Mr Carr's Transport evidence has been peer reviewed by Mr Collins ( <b>Appendix 4</b> ) who is in general agreement.
<b>Achieves the built form and amenity values of the zone sought</b>	Development will be in accordance with the LCZ zone rules, with some flexibility to accommodate the specific site characteristics.
<b>Creates and maintains connectivity through the zoned land, including access to parks, commercial areas and community services.</b>	The Site adjoins Council reserve land on two sides. The reserve land to the west is used as a skate park, with the community centre adjoining this. The land to the south is proposed as an extension of the West Melton Domain and has a car park area along the Weedons Ross Road frontage. The Domain contains playing fields and tennis courts. The preliminary commercial development concept shows retail shops and guest accommodation on these boundaries, but can easily be designed to incorporate suitable connectivity, including close to the West Coast frontage, via the skate park to the community centre, and into the proposed Domain extension, as illustrated on the concept in Appendix F. Ms Lauenstein's Urban Design evidence has been peer reviewed by Mr Nicholson ( <b>Appendix 4</b> ) who agreed it would result in 'filling in the gap' between the existing LCZ and the community centre.
<b>Promotes walking, cycling and public transport access.</b>	The Site's central township location next to existing community facilities is ideal to facilitate easy access by active and micro transport modes. There is a public bus stop outside the Tavern on SH73.
<b>Does it maintain a consolidated and compact urban form?</b>	The Site presently forms part of what is accepted to be West Melton. The proposal is an intensification of an existing urban and commercial use at the centre of the township so will both consolidate the township and contribute to greater 'compactness' by not taking up new land adjoining the commercial centre
<b>Is not completely located in an identified High Hazard Area, Outstanding Natural Landscape, Visual Amenity Landscape,</b>	The Site is outside all such areas.

Criteria	Assessment:
Significant Natural Area, or a Site or Area of Significance to Māori?	
The loss of highly productive land	<p>As the submitters are seeking to rezone the site, clause 3.6 of the NPS-HPL is applicable. The submission Site is almost entirely Class 3 soils (<b>Figure 13C</b>).</p> <p>The evidence provided with the submission does not provide sufficient information to determine compliance with clause 3.6.</p>
Preserves the rural amenity landscape at the interface through landscape, density, or other development controls.	<p>The Site adjoins land which although zoned Rural is exclusively Council reserve. Land to the south will be used for a potential future extension of the Domain and has a car park at the Weedons Ross frontage; and land to the west is a skate park and beyond this the community centre. Whilst the possible development concept shows buildings along these two boundaries, this should not detract from the enjoyment of the adjoining reserve land given their substantial size and nature of the adjoining uses. The motels are unlikely to have outdoor sitting spaces along their southern side but can be designed with ample glazing to take advantage of the attractive open outlook to reserve land. The LCZ rules require a 3m setback from the residential boundary with respect to existing LCZ at West Melton. Ms Lauenstein's Urban Design evidence has been peer reviewed by Mr Nicholson (<b>Appendix 4</b>) notes that while the indicative concept plan would be a positive outcome, there is no certainty that this would be the outcome from rezoning this site as LCZ. There are a range of different activities and site layouts that may result from rezoning this land.</p>





**Figure 13C West Melton Tavern Site LUC Classes** Source: Canterbury Maps<sup>102</sup>

13.18 On the basis of the above assessment, I recommend that the submission point<sup>103</sup> be rejected for the following reasons:

13.18.1 Whilst evidence has demonstrated and the peer reviews generally agree, the site can be serviced, there appear to be no traffic issues, nor issues with ground conditions and urban design evidence indicates the site is of suitable size and dimension to accommodate the types of activities the zoning would anticipate, in my opinion the rezoning of the West Melton Tavern site cannot proceed as there is insufficient evidence to demonstrate that the proposed rezoning would meet the thresholds as set out in Clause 3.6 the NPS-HPL.

### **Recommendations and amendments**

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

13.20 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

## 14. Lincoln South

### **Submissions**

14.1 Two submissions points and six further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0384	RIDL	009	Neither Support nor Oppose	Amend the planning maps so as to zone Lot 1 DP 16247 as LCZ.
DPR-0528	Nicole and Ben Schon	FS006	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.
DPR-0519	Dee-Ann Bolton	FS006	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
DPR-0562	Richard Bolton	FS002	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
DPR-0590	Margaret Elizabeth Barratt	FS006	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
DPR-0378	The Ministry of Education	FS011	Neither Support nor Oppose	That the Proposed Plan is consistent with the final decision on Private Plan Change 69
DPR-0032	CCC	FS179	Oppose	Oppose submission.

<sup>102</sup> [Canterbury Maps Viewer](#)

<sup>103</sup> DPR-0160.001 West Melton Three Ltd



Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0384	RIDL	393	Support In Part	<p>Amend as follows:</p> <p>Retail Activities</p> <p>Activity status: PER</p> <p>1. Any retail activity,</p> <p>Where:</p> <p>a. the GFA of the retail activity is no more than 450m<sup>2</sup>; and</p> <p>b. the activity is not a supermarket.</p> <p><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></p>

### Analysis

- 14.2 RIDL<sup>104</sup> sought amendments to the planning maps to rezone land to the south of Lincoln from GRUZ to LCZ. The land in question is also subject to PC69. Through the PC69 process, the original request was amended to instead establish three areas of NCZ across the PC69 area as opposed to one area of LCZ. Whilst the original submission point related to the submitters request to rezone the subject site from General Rural to LCZ, through their evidence, the submitter now seeks to instead rezone unspecified areas of land within the PC69 from GRUZ to NCZ. The PC69 site, **Figure 14A**, as shown on the map below.



**Figure 14A PC69 site**

- 14.3 The submission point<sup>105</sup> is supported by expert evidence<sup>106</sup> from:

- Evidence of Gary Sellars (Registered valuer)
- Evidence of Greg Akehurst (Economics)
- Evidence of Eoghan O'Neil (Flooding & stormwater)
- Evidence of Jeremy Phillips (Planning)
- Evidence of Laura Drummond (Ecology)
- Evidence of Katherine McCusker (Versatile soils)
- Evidence of Mark Taylor (Ecology)
- Evidence of Nick Fuller (Transport)
- Evidence of Paul Farrelly (Greenhouse gas emissions)
- Tim McLeod (Infrastructure & engineering)
- Evidence of Victor Mthamo (Versatile soils)
- Evidence of Fraser Colegrave (Economics)
- Evidence of Tim Carter (Company)
- Evidence of Bas Veendrick (Hydrology)

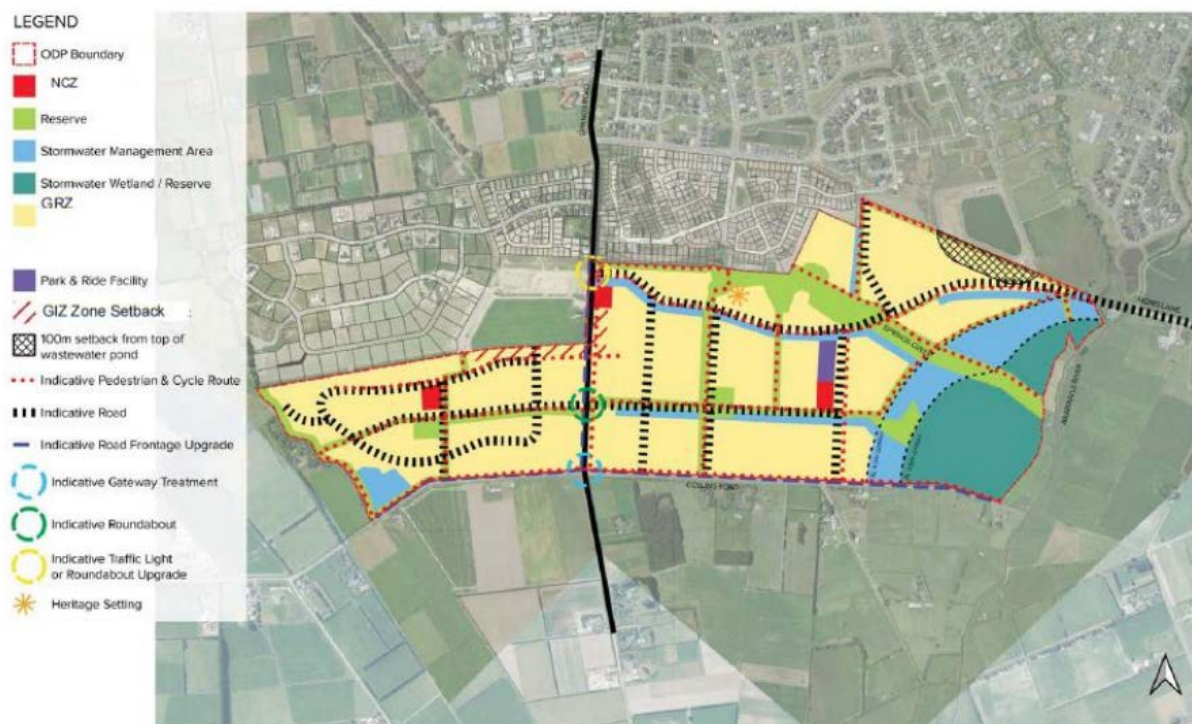
<sup>104</sup> DPR-0384.009 RIDL

<sup>105</sup> DPR-0384.009 RIDL

<sup>106</sup> Link to [Evidence for PC69 site](#)

- Evidence of Chris Jones (Real estate)
- Evidence of Chris Thompson (Geotechnical)
- Evidence of Dave Smith (Traffic modelling)
- Evidence of David Compton-Moen (Urban design)
- Evidence of Donovan Van Kekem (Odour)
- Evidence of Nicole Lauenstein (Urban Design)

14.4 I consider the request to rezone from one area of LCZ (with a location specified) to three areas of NCZ with no fixed location recorded to be out of the scope of the original submission. I note the evidence provided by the submitter was not specifically in support of the Commercial rezoning requests, but copies of the evidence used in support of PC69, which as stated above focused on providing for areas of NCZ throughout the Plan Change 69 subject site.



**Figure 14B PC69 ODP**

- 14.5 Outline Development Plans, such as that provided in support of PC69 (**Figure 14B**), require flexibility, allowing the site to be developed according to market demand and budgeting constraints. Requiring specific portions of the PC69 site to be earmarked for Neighbourhood Centre zoning, when the layout of roads, reserves and residential sections has not yet been determined is difficult and could result in an additional plan change being required to change to size, shape or even location of the NCZ.
- 14.6 Under the Operative Plan and as proposed by the PDP, at the time of subdivision, certain sites are able to obtain consent notices to develop using the application Commercial rules, with the intention that these areas would be rezoned to NCZ once developed through a plan change process, as has been the case for those NCZ in Rolleston and Lincoln, which have been rezoned from residential (with consent notices) to Commercial through this very DPR process.

14.7 On the basis of the assessment above, I recommend that the submission point be rejected for the following reasons:

14.7.1 I consider the request to be out of scope from the relief sought in the original submission; and

14.7.2 That aside, rezoning requests require a specific piece of land to be altered from one zone to another. However, no legal description of the land to be rezoned has been provided for the three areas of NCZ being sought.

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

14.9 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

14.10 RIDL<sup>107</sup> also seek to amend the LCZ provisions based on the LCZ rezoning being achieved for this area. Given that the submitter no longer seeks the LCZ zoning, I recommend this submission be rejected.

#### ***Recommendation***

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

14.12 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

## **15. Requests where no evidence has been provided in support**

#### ***Submissions***

15.1 Eight submissions points and 14 further submission points were received in relation to this subtopic, each request is discussed in further detail below.

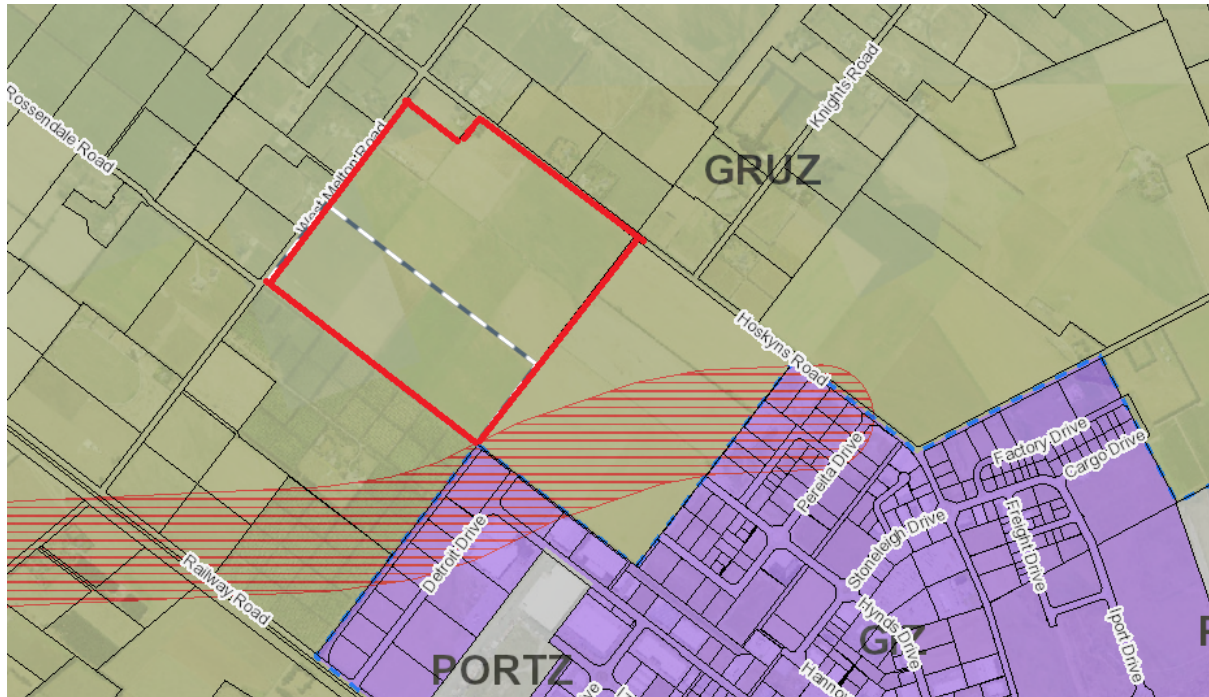
#### **Cockburn Trust**

15.2 One submission point and two further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0132	The Paul Cockburn Family Trust & Helen Cockburn Family Trust (The Trusts)	001	Neither Support nor Oppose	Either amend zoning on land legally identified as Rural Section 6180 and Lot 2 DP 12766 near Hoskyns Road, Rolleston from General Rural Zone to General Industrial Zone, or place a growth overlay on the site
DPR-0446	Transpower	FS006	Neither Support nor Oppose	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.
DPR-0392	CSI	FS029	Oppose	Reject

<sup>107</sup> DPR-0384.393 RIDL

- 15.3 The Paul Cockburn Family Trust and The Helen Cockburn Family Trust <sup>108</sup> sought to rezone land legally identified as Rural Section 6180 and Lot 2 DP 12766 from GRUZ to GIZ, as outlined in red on the map below (**Figure 15A**):



**Figure 15A Rural Section 6180 and Lot 2 DP 12766**

### **Analysis**

- 15.4 The submission relates to rural property that is located near the existing GIZ in Rolleston, bound by Hoskyns Road, West Melton Road and rural farmland. The submitter considers that the site represents a long-term natural extension of the I-Zone industrial area, and that farming is becoming difficult in this location due to surrounding land uses. The subject area is not located within the UGO. The alternative relief sought by the submitter requests that if the site is not rezoned, it should be included in the UGO. As the subject site has not been identified as a growth area in any Council Structure plan, it is unlikely to meet the criteria to be included in the UGO. Granting the submitters relief would therefore be inconsistent with the Urban Growth Objectives (UGO2) of the PDP. The rezoning would also contribute to the loss of Class 2 and 3 highly productive land that must be avoided under the NPS-HPL unless criteria under cl. 3.6 is met. No planning or specialist evidence has been provided to enable the substantive merits of the rezoning requests to be evaluated.
- 15.5 On the basis of the above assessment, I recommend the submission point<sup>109</sup> is rejected.

<sup>108</sup> DPR-0132.001 The Paul Cockburn Family Trust and The Helen Cockburn Family Trust

<sup>109</sup> DPR-0132.001 The Paul Cockburn Family Trust and The Helen Cockburn Family Trust



### ***Recommendation***

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

15.7 It is recommended that the submissions and further submissions are either accepted or rejected as shown in **Appendix 1**.

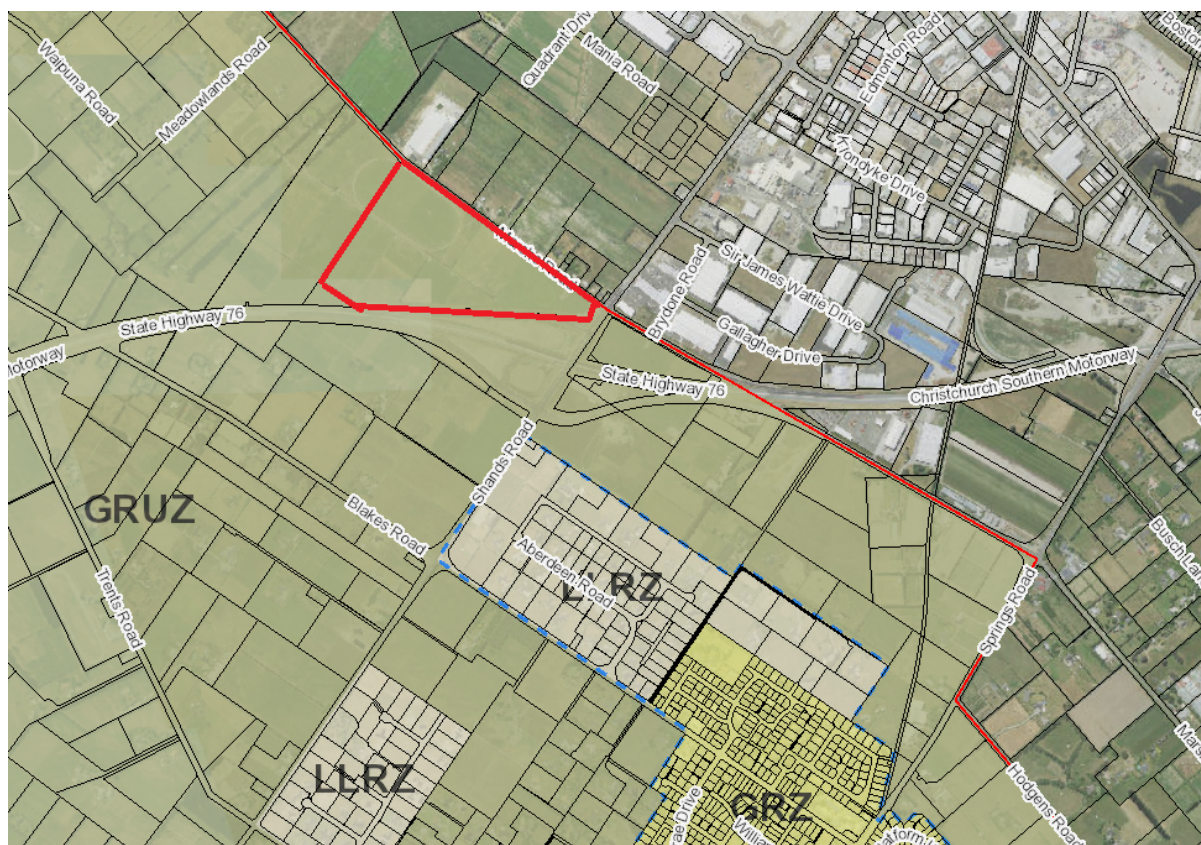
### **Kevin and Bonnie Williams**

15.8 One submission point and ten further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0157	Kevin & Bonnie Williams	001	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.
DPR-0548	Debbie & Andrew Maples	FS001	Oppose	Reject in entirety.
DPR-0582	Andrew and Debbie Maples	FS001	Oppose	Reject in entirety.
DPR-0592	Anthony John Clark and Susan Alison Clark	FS001	Oppose	Existing land use to remain.
DPR-0583	Steven Champ	FS001	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.
DPR-0567	The John Stewart Family Trust	FS001	Oppose	Oppose in Full
DPR-0586	Gavin and Deborah Newell	FS001	Oppose	Strongly oppose the proposal for a change of zoning to industrial.
DPR-0032	CCC	FS001	Oppose	Oppose submission.
DPR-0588	Michael House	FS001	Support	The PDP to be amended as requested by the submission
DPR-0585	Warren and Pauline Newell	FS001	Oppose	Oppose submission and retain rural zoning.

15.9 Kevin and Bonnie Williams<sup>110</sup> seeks to rezone from GRUZ to GIZ, land legally described as Rural Section 2836, Rural Section 2705 (CB9A/792), Lot 1 DP 54254 and Section 1 SO496378 (CB31K/1089), as outline in red on the map below (**Figure 15B**).

<sup>110</sup> DPR-0157.001 Kevin and Bonnie Williams



**Figure 15B Rural Section 2836, Rural Section 2705 (CB9A/792), Lot 1 DP 54254 and Section 1 SO496378 (CB31K/1089)**

### ***Analysis***

15.10 The above submission relates to rural property that sits between the Christchurch Southern Motorway and Marshs Road. This area is not subject to the UGO. Granting the submitters relief would therefore be inconsistent with the Urban Growth Objectives (UGO2) of the PDP. The rezoning would also contribute to the loss of Class 2 and 3 highly productive land that must be avoided under the NPS-HPL unless the criteria under cl. 3.6 is met. No planning or specialist evidence has been provided to enable the substantive merits of the rezoning requests to be evaluated. I note that the subject site does not adjoin existing township and would not support a consolidated urban form.

15.11 On the basis of the above assessment, I recommend the submission point<sup>111</sup> is rejected.

### ***Recommendation***

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

15.13 It is recommended that the submissions and further submissions are either accepted or rejected as shown in **Appendix 1**.

### **JP Singh**

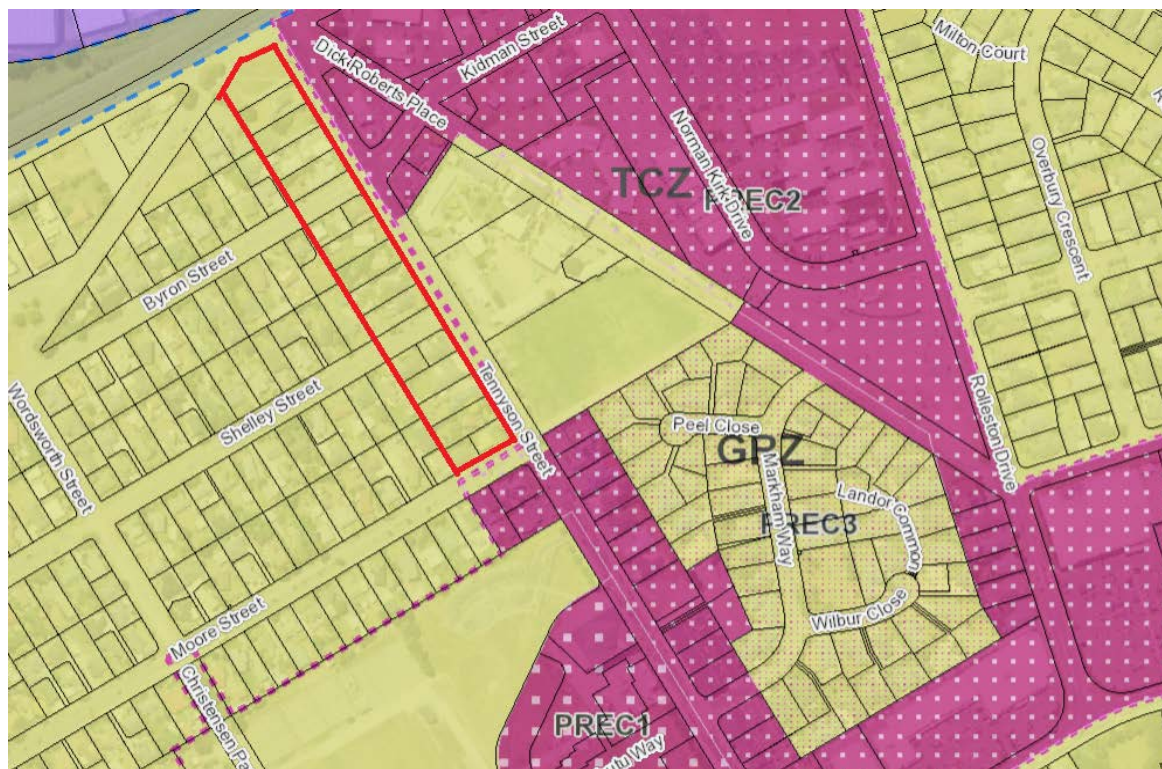
15.14 One submission point and two further submission points were received in relation to this subtopic.

<sup>111</sup> DPR-0157.001 Kevin and Bonnie Williams



Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
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.
DPR-0135	Lilley Family Trust	FS001	Support	Support the submission subject to the relief being consistent with that sought in our submission (135)
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.

15.15 JP Singh<sup>112</sup> seeks to amend Precinct 3 in Rolleston to extend over properties fronting Tennyson Street, as shown on the map below (**Figure 15C**).



**Figure 15C Precinct 3 extension along Tennyson Street**

### Analysis

15.16 The above submission<sup>113</sup> relates to several residential properties fronting Tennyson Street in Rolleston, between Main South Road and Moore Street. This area is not subject to the UGO, as it is already located within Rolleston Township boundaries and for this reason the NPS-HPL is not applicable. The submitter does not technically seek the rezoning of the site, instead seeking to include these properties in PREC3, which would enable a range of Commercial activities to develop on the subject sites. PREC3 currently applies over a number of residential properties located within

<sup>112</sup> DPR-0204.011 JP Singh

<sup>113</sup> DPR-0204.011 JP Singh

Rolleston KAC, PREC3 relaxes the Commercial activities provisions for those sites within the Precinct, enabling Commercial Activities to occur, where they employ no more than six full time staff and occupy an area of less than 300m<sup>2</sup>, provided they are not 'food and beverage activities'. If these standards are not achieved, then the activity defaults to a Discretionary status.

- 15.17 The inclusion of the subject properties in PREC3 aligns with Rolleston Structure Plan (**Figure 15D**), which indicated that the Retail Activities were expected to grow into PREC3 (as notified), and the area identified in this submission. No planning or specialist evidence has been provided; however, I note that as the area has been identified in the Rolleston Structure Plan to develop to allow more commercial purposes that applying PREC3 to the area is supported by Council through the adoption of the Structure Plan. I recognise the application of PREC3 would also provide opportunity for additional commercial development to link the area of proposed TCZ (including the Rolly Inn and motels etc.) with the existing TCZ and would support a consolidated urban form. The RSP dates back to 2009 and no recent economic assessment has been undertaken to determine the suitability of additional transitional areas which could have unintended impacts on the Rolleston KAC. The retail growth expansion into the area in question in the RSP indicated a 20 year plus time frame, which exceeds the lifetime of the PDP.

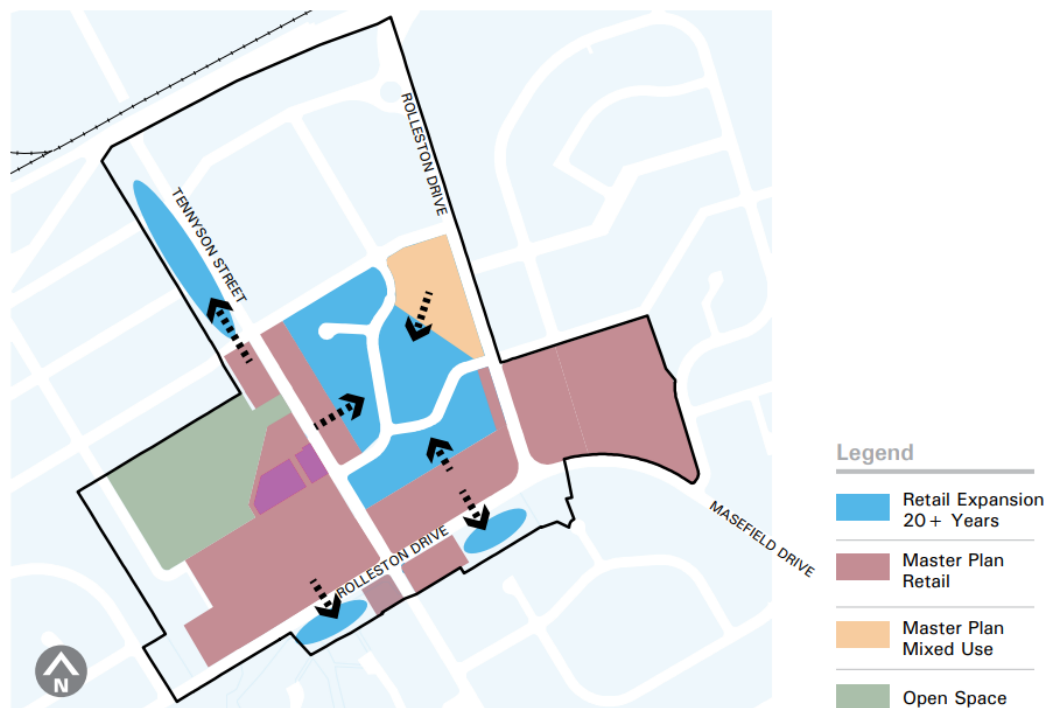


Figure 30: Long term retail expansion

47

**Figure 15D Rolleston Structure Plan**

- 15.18 On the basis of the above assessment, I recommend the submission point<sup>114</sup> is rejected as no evidence has been provided to enable the substantive merits of the request to be evaluated.

<sup>114</sup> DPR-0204.011 JP Singh

### ***Recommendations and amendments***

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

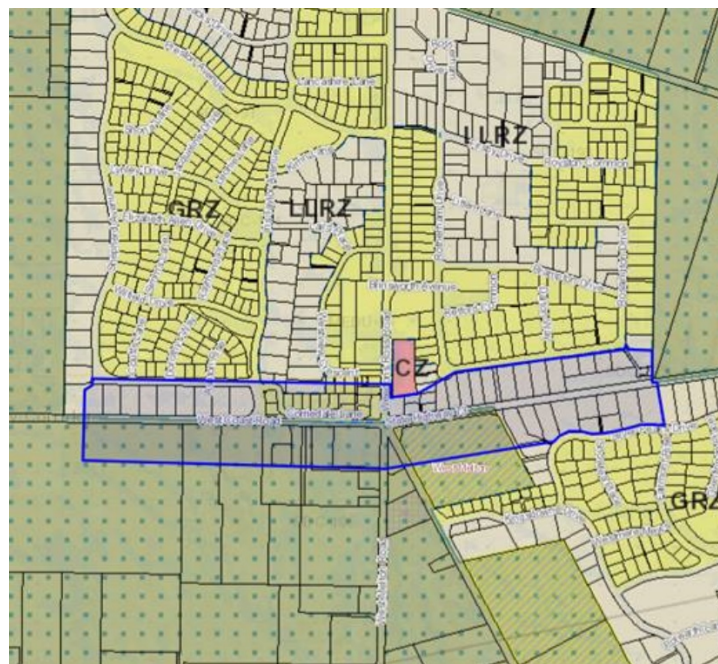
15.20 It is recommended that the submissions and further submissions are either accepted or rejected as shown in **Appendix 1**.

### **Z Rakovic**

15.21 One submission point and two further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0284	Z Rakovic	003	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
DPR-0160	WTML	FS001	Support in Part	Support the submission to the extent it is consistent with the relief sought in our submission (160)
DPR-0505	S Gifford-Moore	FS002	Support in Part	Amend the LLRZ with the bounds of the Preston Downs subdivision to GRZ.

15.22 Z Rakovic <sup>115</sup> seeks to rezone the land at West Melton either side of State Highway 73, as shown in **Figure 15E** below, to provide for mixed residential and commercial uses.



***Figure 15E Central West Melton***

### ***Analysis***

<sup>115</sup> DPR-0284.003 Z Rakovic



15.23 The above submission<sup>116</sup> relates to rural and residential properties, fronting State Highway 73 in West Melton. The submitter has not made it clear the ratio of Residential/Commercial zoned land they are seeking. The majority of the area is not subject to the UGO. Granting the submitters relief outright would therefore be inconsistent with the Urban Growth Objectives (UGO2) of the PDP. The rezoning would also contribute to the loss of Class 3 highly productive land that must be avoided under the NPS-HPL unless the criteria under cl. 3.6 is met. No planning or specialist evidence has been provided to enable the substantive merits of the rezoning requests to be evaluated.

15.24 I note that my recommendation in Section 13 of this report seeks to rezone some of the land subject to this submission LCZ and that a similar recommendation has been made in the West Melton rezoning report, related more specifically to the residential aspect of this request, where it has been rejected due to insufficient information.

15.25 Based on the above assessment, I recommend the submission point<sup>117</sup> is rejected as there is insufficient information and no evidence to enable the substantive merits of the rezoning request as a whole and for the sites located outside of the urban area, information has not been provided to determine compliance with the NPS-HPL.

### ***Recommendation***

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

15.27 It is recommended that the submissions and further submissions are either accepted or rejected as shown in **Appendix 1**.

### **Next Level Developments Limited and Woolworths New Zealand Limited**

15.28 Three submissions points and four further submission points were received in relation to this subtopic.

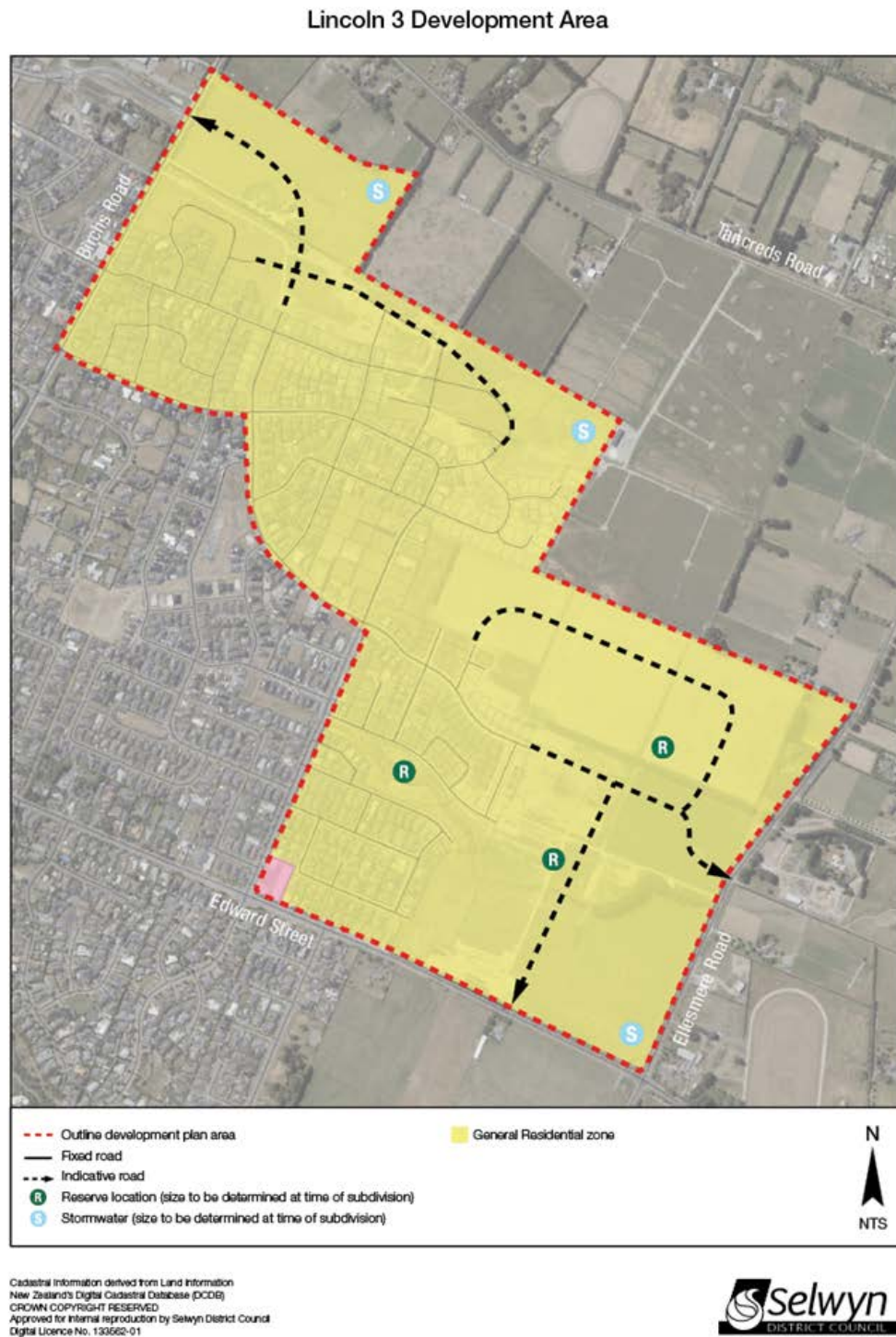
Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0351	Next Level Developments Ltd - Shane Kennedy	001	Rezoning	Neither Support nor Oppose	Rezone portion of 555 Birchs Road to Neighbourhood Centre Zone with remaining area to be developed in accordance with General Residential Zone rules and the Lincoln 3 Development Area.
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</u>

<sup>116</sup> DPR-0284.003 Z Rakovic

<sup>117</sup> DPR-0284.003 Z Rakovic

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
					<p>is located on the site at 555 Birchs Road (Lot 2 DP 33959)</p> <p>....</p> <p>Activity status when compliance not achieved:</p> <p>2. ....</p> <p>3. <u>When compliance with any of NCZ-R51.b. is not achieved: RDIS</u></p> <p>4. ....</p>
DPR-0535	Sue Hobby	FS002	Rezoning	Oppose In Part	Do not specifically allow NCZ-R5 to include a supermarket or for a supermarket to be a discretionary activity in any GRZ
DPR-0396	Woolworths New Zealand Limited	FS002	Rezoning	Support	Allow in full
DPR-0572	Cooke Family Trust	FS002	Rezoning	Oppose	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.
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.
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

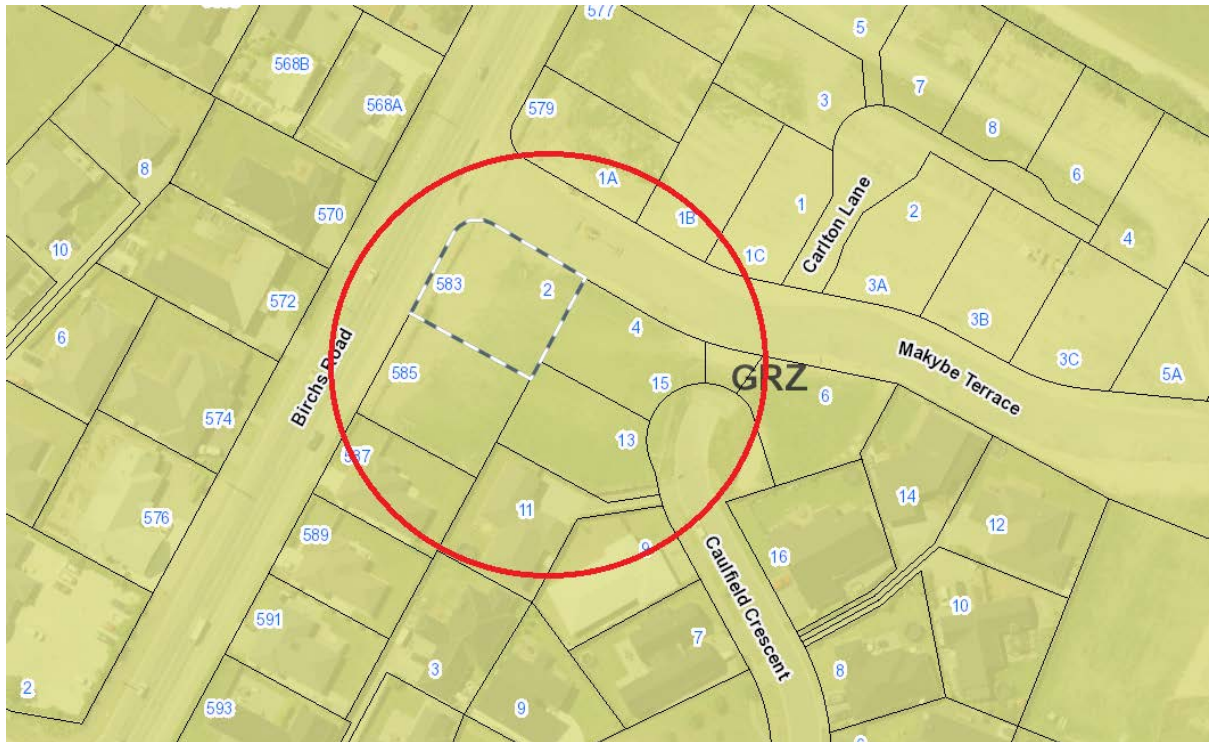
15.29 Woolworths<sup>118</sup> seeks to amend DEV-LI3 in Lincoln to enable a supermarket to develop in the area (Figure 15F).



**Figure 15F Lincoln Development Area 3**

<sup>118</sup> DPR-0396.030 Woolworths New Zealand Ltd

15.30 Next Level Development<sup>119</sup> seeks to rezone residential land in Lincoln to NCZ and to amend NCZ-R5 to enable a Supermarket to develop on Lot 4000 DP 556036 (**Figure 15G**). Resource consent was declined to establish a supermarket on this site on 20 October 2020 (**Figure 15H**).



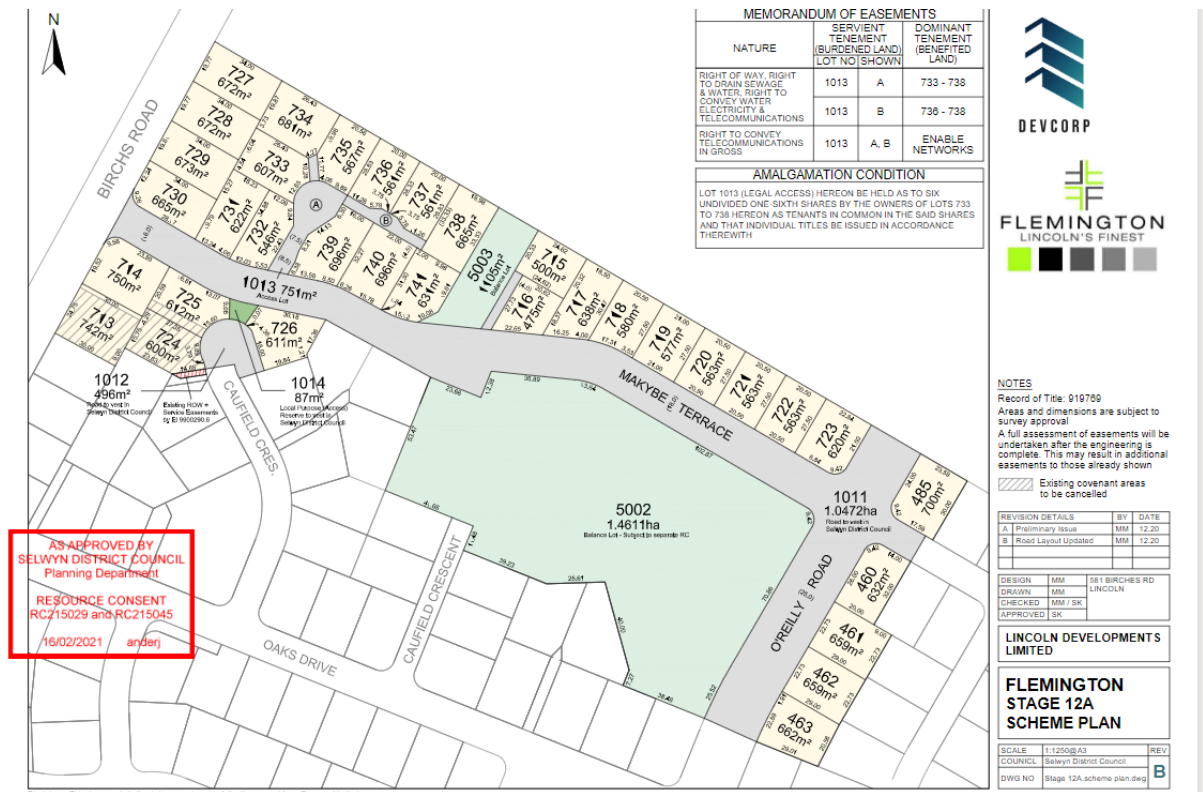
<sup>119</sup> DPR-0351.001 and 002 Next Level Developments Ltd



**Figure 15H: Unsuccessful Supermarket location 581 Birchs Road – Declined by Council RC195454**

15.31 In 2021 Lot 4000 DP 556036 formerly a 4.8ha title has since been further subdivided into residential sites (Figure 15I).





**Figure 151: Birchs Road Approved Subdivision Plan of former Lot 4000 DP 556036**

### Analysis

15.32 The above submissions relate to existing residential property in northeast Lincoln. Given the land already has an urban zoning, the rezoning would not contribute to the loss of Class 2 and 3 highly productive land that must be avoided under the NPS-HPL. The submitter is seeking to rezone an unspecified area of land within Lot 4000 DP 556036 (which as established above no longer exists) and to amend the provisions that would then apply to the unspecified area. The issue of Supermarkets in the District was primarily discussed in relation to the CMUZ hearings, with amendments being recommended across the CMUZ chapters to enable Supermarkets to develop in Commercial area, whilst retaining a non-complying activity status in Residential areas. No planning or specialist evidence has been provided to enable the substantive merits of the requests to be evaluated. I note that the rules regarding Supermarkets in the NCZ were well discussed through the CMUZ hearings and Council's position is that Supermarkets larger than 450m<sup>2</sup> are not permitted in the NCZ.

15.33 On the basis of the above assessment, I recommend the submission points<sup>120</sup> are rejected as Lot 4000 DP 556036 no longer exists and there is no evidence to support amendments to DEV-LI3 or NCZ-R5 to enable a supermarket to establish.

### Recommendation

<sup>120</sup> 001 and 002-Next Level Developments Ltd

15.34 I recommend, for the reasons given above, that the Hearings Panel retain the zoning as notified and the provisions as amended through the CMUZ hearing.

15.35 It is recommended that the submissions and further submissions are either accepted or rejected as shown in **Appendix 1**.

#### **RIDL and RIHL**

15.36 Two submissions points and one further submission point were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0374	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.
DPR-0157	Kevin and Bonnie Williams	FS477	GIZ	Support In Part	Accept the submission in part
DPR-0384	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.

15.37 RIHL and RIDL<sup>121</sup> seeks to rezone Lot 600 DP 520689, Lot 50 DP 521248, Lot 1 DP 518573 and Lot 2 DP 518573 located in the GIZ in Rolleston to LFRZ, as shown on the map below (**Figure 15J**). No submitter evidence has been provided in support of this submission point.



**Figure 15J Additional LFRZ Rolleston**

#### ***Analysis***

15.38 As previously discussed in the Procedural matters section of this report, the above submission<sup>122</sup> were incorrectly summarised, the submitter seeks to rezone the land identified in **Figure 15H** above

<sup>121</sup> DPR-0374.003 RIHL and DPR-0384.003 RIDL

<sup>122</sup> DPR-0374.003 RIHL and DPR-0384.003 RIDL

from GIZ to LFRZ. The 'summary' indicated the submitter considered LFRZ to be the more appropriate zoning, however, the 'relief sought' indicated the submitter wished to retain the GIZ. I consider that when reading the 'summary' the submitters intent is clear. This therefore mitigates potential for affected/interested parties to have missed out on lodging a further submission.

15.39 The site is located within the existing iPort industrial development in Rolleston. Given the existing Urban zoning of the site, the UGO and NPS-HPL do not need to be considered. No planning or specialist evidence has been provided to enable the substantive merits of the rezoning requests to be evaluated.

15.40 On the basis of the above assessment, I recommend the submission points<sup>123</sup> be rejected as there is insufficient information and no evidence to enable the substantive merits of the rezoning request to be evaluated, which should be determined through a future spatial planning exercise.

### ***Recommendation***

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

15.42 It is recommended that the submissions and further submissions are either accepted or rejected as shown in **Appendix 1**.

### **Rolleston Square Limited**

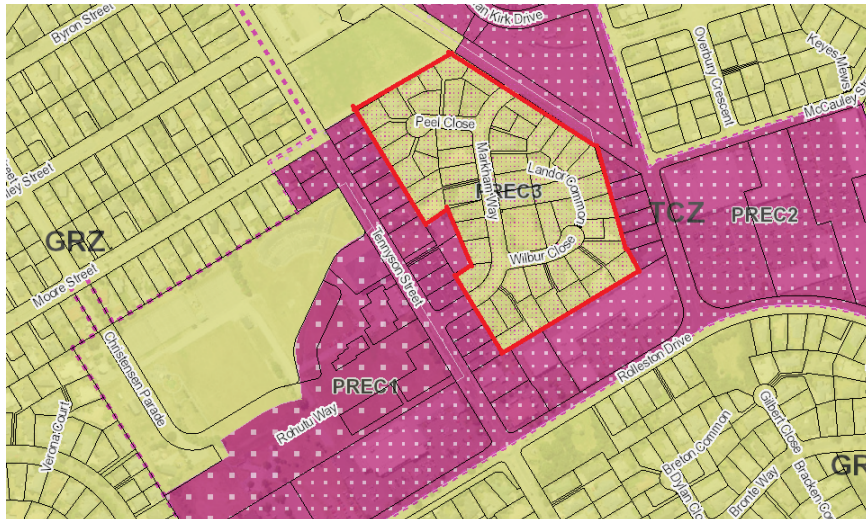
15.43 One submission point was received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0386	Rolleston Square Limited	001	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).

15.44 Rolleston Square Limited<sup>124</sup> seeks deferred rezoning of the residential land located within PREC3, as shown in the map below (**Figure 15I**), to TCZ.

<sup>123</sup> DPR-0374.003 RIHL and DPR-0384.003 RIDL

<sup>124</sup> DPR-0386.001 Rolleston Square Limited



**Figure 15I Precinct 3 Rolleston**

### **Analysis**

15.45 The above submission relates to residential properties that are located inside of Rolleston’s Key Activity Centre boundary and within the existing residential area of Rolleston. Given the existing Urban zoning of the site, the UGO and NPS-HPL do not need to be considered. No planning or specialist evidence has been provided to enable the substantive merits of the rezoning requests to be evaluated.

15.46 I consider that it is appropriate for a future spatial planning exercise to determine the appropriateness of any further TCZ in this location. I recognise that the rezoning represents an extension to the existing TCZ and would support a consolidated urban form.

15.47 On the basis of the above assessment, I recommend the submission point<sup>125</sup> is rejected as there is insufficient information and no evidence to enable the substantive merits of the rezoning request to be evaluated, which should be determined through a future spatial planning exercise.

### **Recommendation**

15.48 I recommend, for the reasons given above, that the Hearings Panel retain the Precinct over this area as notified.

15.49 It is recommended that the submissions and further submissions are either accepted or rejected as shown in **Appendix 1**.

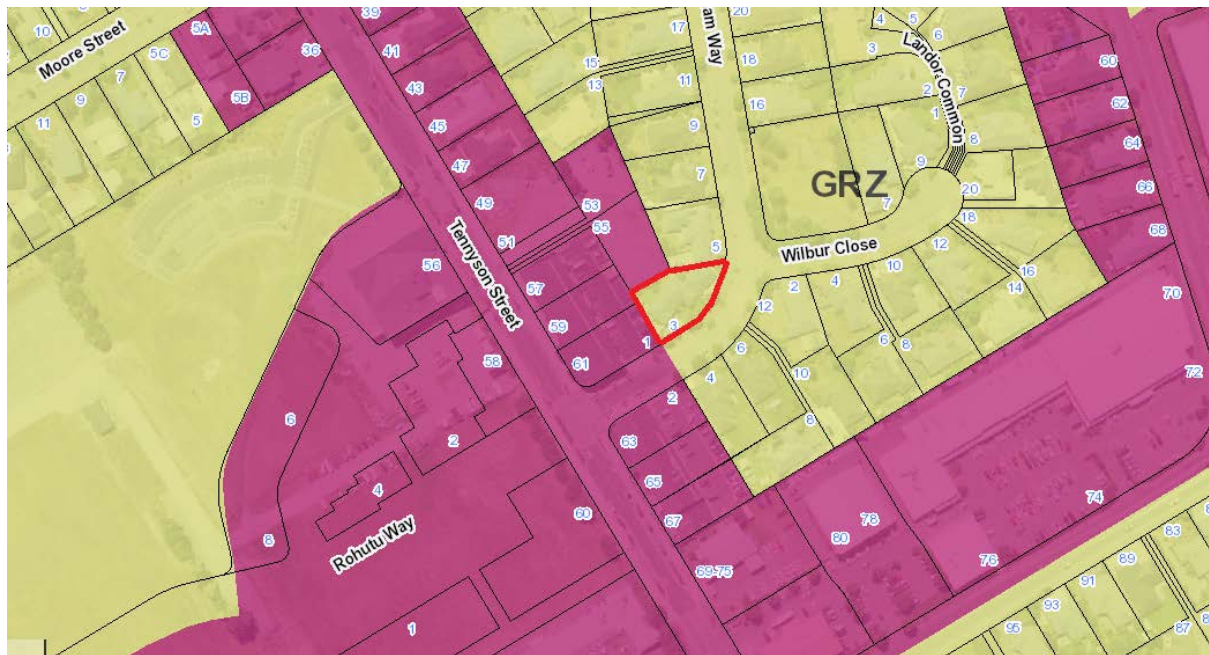
### **Rebecca Bennett**

15.50 One submission point was received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0445	Rebecca Bennett	001	Oppose	Amend the planning maps so as to zone Lot 270 DP 81713 TCZ rather than GRZ.

<sup>125</sup> DPR-0386.001 Rolleston Square Limited

15.51 Rebecca Bennett<sup>126</sup> seeks rezoning of Lot 270 DP 81713 located within PREC3, as shown in the map below (**Figure 15J**), from GRZ to TCZ.



**Figure 15J Rolleston TCZ extension**

### **Analysis**

15.52 The above submission relates to Lot 270 DP 81713, a residential property located inside of Rolleston's Key Activity Centre boundary. Given the existing Urban zoning of the site, the UGO and NPS-HPL do not need to be considered. No planning or specialist evidence has been provided to enable the substantive merits of the rezoning requests to be evaluated.

15.53 As mentioned above, I consider that it is appropriate for a future spatial planning exercise to determine the appropriateness of any further TCZ in this location. I recognise that the rezoning represents an extension to the existing TCZ and would support a consolidated urban form.

15.54 On the basis of the above assessment, I recommend the submission point<sup>127</sup> is rejected as there is insufficient information and no evidence to enable the substantive merits of the rezoning request to be evaluated, which should be determined through a future spatial planning exercise.

### **Recommendation**

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

15.56 It is recommended that the submissions and further submissions are either accepted or rejected as shown in **Appendix 1**.

<sup>126</sup> DPR-0445.001 Rebecca Bennett

<sup>127</sup> DPR-0445.001 Rebecca Bennett



## 16. General Support for the Planning Maps as notified.

### **Submissions**

16.1 Four submissions points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0373	Foodstuffs	010	MAP	Support	Retain extent of Lincoln TCZ as notified.
DPR-0373	Foodstuffs	021	MAP	Support	Retain the extent of Rolleston TCZ as notified
DPR-0373	Foodstuffs	024	MAP	Support	Retain the extent of West Melton LCZ as notified
DPR-0453	LPC	019	MAP	Support	Retain as notified
DPR-0145	Bunnings	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.
DPR-0374	RIHL	FS253		Support	Adopt

### **Analysis**

16.2 Foodstuffs<sup>128</sup> supported the extent of the TCZ in Rolleston, TCZ in Lincoln and LCZ in West Melton as depicted on the PDP Planning Maps when the plan was notified. The submission points were not supported by evidence. Similar requests were also considered during the CMUZ, GIZ and PORTZ hearings. I recommend Foodstuffs submission as it related to Lincoln TCZ<sup>129</sup> be accepted, however, as changes are recommended to expand both the Rolleston TCZ<sup>130</sup> and West Melton LCZ<sup>131</sup>, I recommend those submission points be accept=ed in part.

16.3 LPC<sup>132</sup> supported the extent of the PORTZ in Rolleston as depicted on the PDP Planning Maps when the plan was notified. No rezoning submissions were sought to expand the extent of either PORTZ. I recommend this submission point be accepted.

16.4 Bunnings<sup>133</sup> seek that the LFRZ and GIZ zones are expanded to enable more Trade Retail and Trade Supply activities. I recommend this submission point be rejected as there was no specific land identified to be rezoned and therefore no evidence to support additional land to be rezoned. I note that Trade Retail and Trade Supply activities are well provided for in GIZ and LFRZ as permitted activities.

16.5 I recommend, for the reasons given above, that the Hearings Panel retain the zoning as notified, subject to any amendments to these zones through the rezoning of any additional land.

<sup>128</sup> DPR-0373.010, 021 and 024 Foodstuffs

<sup>129</sup> DPR-0373.010 Foodstuffs

<sup>130</sup> DPR-0373.021 Foodstuffs

<sup>131</sup> DPR-0373.024 Foodstuffs

<sup>132</sup> DPR-0453.019 LPC

<sup>133</sup> DPR-0145.016 Bunnings

- 16.6 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in Appendix 1.

## 17. Conclusion

- 17.1 For the reasons set out in the Section 32AA evaluations and included throughout this report, I consider that the amended provisions will be efficient and effective in achieving the purpose of the RMA, the relevant objectives of this plan and other relevant statutory documents.