

Proposed Selwyn District Plan



Section 42A Report

Report on submissions and further submissions

Rezoning: Prebbleton

Craig Friedel

11 October 2022

Updated 2 December 2022

Contents

List of submitters and further submitters addressed in this report	3
Abbreviations.....	4
1. Purpose of report.....	5
2. Qualifications and experience.....	5
3. Scope of report and topic overview.....	6
4. Statutory requirements and planning framework.....	6
5. Procedural matters	9
6. Consideration of submissions	9
7. Support for applying the GRZ to specific sites in Prebbleton	13
8. Requests to rezone land in Prebbleton from GRUZ to LLRZ	14
9. Requests to rezone land in Prebbleton from GRUZ to SPZ.....	37
10. Requests to rezone land in Prebbleton from GRZ to LLRZ and GRUZ.....	39
11. Requests to intensify the Ballantrae subdivision in Prebbleton	41
12. Requests to rezone land in Prebbleton from GRUZ to GRZ	43
13. Conclusion.....	55
Appendix 1: Table of Submission Points.....	56
Appendix 2: Recommended amendments	66

List of submitters and further submitters addressed in this report

Submitter ID	Submitter Name	Abbreviation
DPR-0025	Charles & Elaine Williams	C & E Williams
DPR-0032	Christchurch City Council	CCC
DPR-0044	Xiaojiang Chen	X Chen
DPR-0074	Julie Stafford	J Stafford
DPR-0134	Ballantrae Residents Group	BRG
DPR-0143	GN & LG Burgess	G & L Burgess
DPR-0153	Bernie Breen	B Breen
DPR-0157	Kevin & Bonnie Williams	K & B Williams
DPR-0174	GM & J Drinnan	G & J Drinnan
DPR-0203	M Springer	-
DPR-0206	Urban Holdings Limited, Suburban Estates Limited & Cairnbrae Developments Limited	UHL
DPR-0207	Selwyn District Council	SDC
DPR-0217	Summerset Villages (Prebbleton) Limited	SVL
DPR-0253	Robert Wilson Purchas & Wendy Ann Almond	R Purchas & W Almond
DPR-0263	Treacy Clode	T Clode
DPR-0272	Damon Lee	D Lee
DPR-0277	Graham Fowler	G Fowler
DPR-0298	Trices Road Re-zoning Group	TRRG
DPR-0307	William John & Helen Mary Bishop	W & H Bishop
DPR-0314	David Mitton	D Mitton
DPR-0375	Waka Kotahi New Zealand Transport Agency	Waka Kotahi
DPR-0394	McMillan Civil Limited	MCL
DPR-0400	S J Shamy	S Shamy
DPR-0405	Franco Farms Limited	FFL
DPR-0408	Urban Estates No. 21 Limited	Urban Estates
DPR-0413	Blakes Road Kingcraft Group	BRKG
DPR-0417	Jenny Fisher, Graham & Racquel Drayton, John & Fiona Kipping, David & Elizabeth Whiten	J Fisher
DPR-0426	Survus Consultants Limited	Survus
DPR-0430	Terrence Richard Waghorn	T Waghorn
DPR-0432	Birchs Village Limited	BVL
DPR-0446	Transpower New Zealand Limited	Transpower
DPR-0488	Dally Family Trust and Julia McIlraith	DFT
DPR-0507	Judith Sachdeva	J Sachdeva
DPR-0510	Greg Tod	G Tod
DPR-0538	Megan Carpenter	M Carpenter
DPR-0548	Debbie and Andrew Maples	D & A Maples
DPR-0556	Peter Buchan	P Buchan
DPR-0561	The Small Billing Home Trust	TSBHT
DPR-0567	The John Stewart Family Trust	TJSFT
DPR-0582	Andrew and Deborah Maples	A & D Maples
DPR-0583	Steven Champ	S Champ
DPR-0585	Warren and Julie Newell	W & J Newell
DPR-0586	Gavin and Deborah Newell	G & D Newell
DPR-0588	Michael House	M House
DPR-0592	Anthony John Clark and Susan Alison Clark	A & S Clark
DPR-0599	David Anthony and Julie-Ann Somerfield	D & J Somerfield

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
CRPS	Canterbury Regional Policy Statement 2013 (Updated 28 July 2021)
DPR	District Plan Review
Ha	Hectares
IMP	Mahaanui Iwi Management Plan 2013
IPI	Intensification Planning Instrument
LURP	Land Use Recovery Plan 2013
LUC	Land Use Capability classification
MDRS	Medium Density Residential Standards
MRZ	Medium Density Residential Zone
NPS-HPL	National Policy Statement on Highly Productive Land 2022
NPS-UD	National Policy Statement on Urban Development 2020
Our SPACE	<i>Whakahāngai O Te Hōrapa Nohoanga</i> Our SPACE 2018-2048 Greater Christchurch Settlement Pattern Update
Planning Standards	National Planning Standards
PSP	Prebbleton Structure Plan 2009
PDP	Proposed Selwyn District Plan
RMA or Act	Resource Management Act 1991
RMA-EHS	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021
RRS14	Rural Residential Strategy 2014
SDC	Selwyn District Council
SDP	Operative Selwyn District Plan
Selwyn 2031	Selwyn 2031: District Development Strategy 2014
UGO	Urban Growth Overlay
Variation 1	Variation 1 (Intensification Planning Instrument) to the Proposed Selwyn District Plan

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).
- 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 Craig Robert Friedel. I work for Harrison Grierson as a Technical Lead – Planning, Associate. I am engaged by the Council as a consultant planner and have been assisting on this topic since August 2022. My qualifications include a Bachelor of Geography from the University of Canterbury and a Postgraduate Diploma in Environmental Policy and Planning and Master's in Environmental Policy and Management (Distinction) from Lincoln University. I have been a full member of the New Zealand Planning Institute since 2009.
- 2.1 I have 17 years' experience as a resource management planner, working for local authorities and a multi-disciplinary consultancy. I was previously employed by SDC as a Senior Strategy and Policy Planner between 2008 to 2018. During this time, I prepared structure plans, growth strategies, residential, rural residential and commercial zone changes to the SDP, processed private plan change requests and was involved in the initial phases of the DPR.
- 2.2 In my current role, I have assisted SDC with the initial preparation of the Urban Growth, Monitoring and Transport chapters in the PDP, processed resource consent applications and private plan change requests and prepared technical reports on urban growth-related issues. I presented evidence to the Hearing Panel on the Signage and Sites and Areas of Significance to Māori topics. I am currently assisting with the SDC's spatial planning works programme.
- 2.3 I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014 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 the Prebbleton area of Selwyn District, which includes properties within the township itself as well as the surrounding peri-urban area. This initial evidence relates to submissions on the PDP. A separate evidence statement to evaluate submissions and further submissions on Variation 1 to be provided following the close of submissions and further submissions.
- 3.2 Recommendations are made to either retain provisions without amendment, or amend the provisions, including any changes to the Planning Maps. All recommended amendments are shown 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, submission 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, 75 and 77G, and its obligation to prepare, and have particular regard to (among other things) an evaluation report under sections 32 and 77J and any further evaluation required by section 32AA. 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 report¹, 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.

¹ Paragraph 1.1, Rezoning Framework Report

- 4.3 In addition, and of particular relevance to the submission points addressed in this s42A report, is the notification of Variation 1 to the PDP, which is the Council's Intensification Planning Instrument (IPI) prepared in response to the RMA-EHS. The IPI is to be processed in accordance with the Intensification Streamlined Planning Process (ISPP), alongside the completion of the PDP hearings process. As outlined in the supporting [Section 32 evaluation](#), the purpose of the RMA-EHS is to enable greater housing choice within five of the largest urban environments in New Zealand, including Selwyn district.
- 4.4 This is to be achieved through the introduction of mandatory MDRS within a new MRZ in Rolleston, Lincoln and Prebbleton townships. The MDRS allows for the establishment of up to three residential units, each up to three storeys high (11 metres) on most sites without the need for a resource consent. Exemptions apply based on identified qualifying matters, such as heritage areas and protecting nationally significant infrastructure, but it is otherwise mandatory to apply MDRS to relevant residential zones.
- 4.5 Variation 1 to the PDP introduces a new MRZ on the following land:
- All the existing General Residential zones in Rolleston, Lincoln and Prebbleton;
 - Land covered by the following Council-approved private plan changes (PC) to the Operative District Plan: PC68 and PC72 in Prebbleton, PC69 in Lincoln and PC71, PC75, PC76 and PC78 in Rolleston. It is noted that the land covered by PC73 in Rolleston is not included in the variation to the PDP, but is subject to a variation to the private plan change;
 - The Housing Accords and Special Housing Area (HASHA) and COVID-19 Recovery (Fast-track Consenting) areas in Rolleston; and
 - 47 ha of rural land (on six different sites) within the Future Development Area (FUDA) that are in between existing residential and private plan change areas in Rolleston.
- 4.6 The MRZ has immediate legal effect from the date of notification of Variation 1 (20 August 2022) where it applies to existing relevant residential zones within these townships. Where new MRZ land is proposed to be rezoned through the variation, the proposed MRZ does not have legal effect.
- 4.7 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 development². 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 GRZ and LLRZ³. 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 GRZ, LLDZ, or LLRZ.
- 4.8 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

² [National Policy Statement For Highly Productive Land 2022 \(environment.govt.nz\)](#)

³ NPS-HPL – Part 1: Preliminary provisions, 1.3 Interpretation - 'Urban rezoning'

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 living⁴ (Policy 6) and subdivision (Policy 7) are required to be avoided except as provided in the NPS-HPL.

- 4.9 NPS-HPL Part 3 Clause 3.6 requires that Tier 1 and 2 territorial authorities can only allow the urban rezoning⁵ of highly productive whether it is required to meet housing demand (under the NPS-UD), there are no other reasonably practicable or feasible options to achieve a well-functioning urban environment and the benefits outweigh the costs associated with the loss of highly productive land. Clause 3.7 requires territorial authorities to avoid the rezoning of highly productive land as rural lifestyle, except where the exemptions in Clause 3.10 are satisfied.
- 4.10 Most of the land within Prebbleton and the surrounding peri-urban and rural areas of the township are subject to Class 1, 2 or 3 soils, as illustrated in **Figure 1** below and identified in the following evaluation.

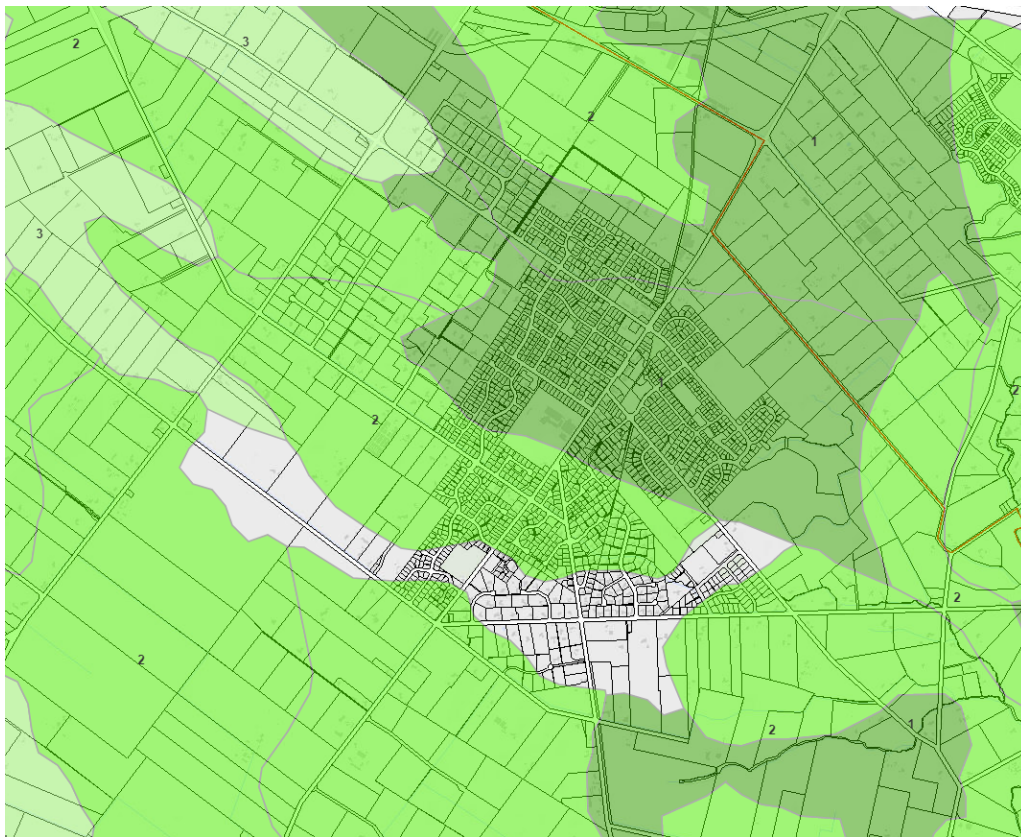


Figure 1: LUC Class 1, 2 and 3 soils. Source: Canterbury Maps⁶

- 4.11 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.

⁴ Refer to the Rural Lifestyle Zone (RLZ) in the National Planning Standards 2019, 8. Zone Framework Standard, Table 13 Pg.37.

⁵ NPS-HPL – 1.3 Interpretation, **Urban rezoning** means changing from the general rural or rural production zone to an urban zone.

⁶ [Canterbury Maps Viewer](#)

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 It is recognised that there are several submissions on the notified PDP seeking to rezone land within Rolleston, Lincoln and Prebbleton townships to General Residential Zone that are affected by Variation 1. Where there is insufficient scope within the rezoning submission to incorporate MDRS in a new relevant residential zone and no qualifying matter applies, accepting the submission on the PDP will not align with the RMA-EHS (regardless of its merits). As such, it is anticipated that these submitters will lodge submissions on Variation 1 to the PDP seeking to rezone the subject land to MRZ through the ISPP instead. On this basis, the rezoning submissions that overlap with Variation 1 will only be given a high-level planning assessment in this s42A report, with a more detailed analysis to be undertaken as part of assessing submissions lodged on Variation 1 to the PDP.
- 5.3 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.
- 5.4 Evidence received within these timeframes, or as otherwise agreed by the Chair, has been considered in the preparation of this s42A report, except where the potential overlap of rezoning submissions with the notification of the IPI means that only a high-level planning assessment will be undertaken in this s42A report (as outlined above). 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.

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 Prebbleton area 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 a submission, unless a new zone and/or set of provisions is proposed as part of the rezoning request.

Overview of the Prebbleton area

- 6.2 Prebbleton is one of the oldest settlements on the Canterbury Plains, having been established in 1862. The township is well placed on the strategic road network between Christchurch and Lincoln, being relatively close to Hornby and the City Centre via the southern motorway. Prebbleton is located approximately 0.3km from the closest point of the south-western edge of the Christchurch City territorial authority boundary that runs along Hodgens Road and Marsh's Road to the north and

north-east of the township (refer to **Figure 2** below). It is identified as a 'high growth' urban area under the NPS-UD as it has an estimated 2022 population of 5,228 (2,795 households)⁷.



Figure 2: Map of the Prebbleton area. Source: Canterbury Maps

- 6.3 The township was historically characterised as a low-density residential area, with rezoning constraints generally relating to maintaining urban containment boundaries and consolidation principles (maintaining rural character and protecting the visual contrast with Christchurch City), managing flood risk to the east of Springs Road, and avoiding significant infrastructure (strategic transport network and Transpower's national grid).
- 6.4 Prebbleton is identified as a 'Service Township' in Selwyn 2031⁸, which have a function of providing a high amenity residential environment and primary services to the surrounding rural area. Urban growth has been guided by the PSP⁹, the residential 'greenfield' priority areas in the CRPS Chapter 6 Map A¹⁰ and the RRS14¹¹. The PSP had 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. There is a developing town centre, but it is not a Key Activity Centre within the Greater Christchurch

⁷ [LTP-2021-Projections.pdf \(selwyn.govt.nz\)](#)

⁸ Link to Selwyn 2031 - [Selwyn District Council - Selwyn 2031](#).

⁹ Link to the PSP - [Selwyn District Council - Prebbleton Structure Plan](#).

¹⁰ Link to CRPS Chapter 6 – [Canterbury Regional Policy Statement](#)

¹¹ Link to the RRS14 – [Selwyn District Council – Rural Residential Strategy 2014](#).

centre's network (CRPS Chapter 6 Map A). The township was not allocated any additional residential 'greenfield' areas through Our SPACE or any corresponding changes to the CRPS Chapter 6¹².

- 6.5 There are six 'rural residential locations' identified in the RRS14 (Areas 4 to 9) on the periphery of Prebbleton, three of which were rezoned to Living 3 following decisions on the associated private plan change requests being made operative (Areas 4, 5 and 6). The 'rural residential locations' are identified in the UGO of the PDP. The RRS14 identifies the desired urban form for the township, which is illustrated in **Figure 3** below and was informed by the CRPS Chapter 6 'residential greenfield priority areas' in Map A, the SDP Growth of Township objectives¹³ and policies and the PSP. It also incorporates the rural residential opportunities and constraints analysis undertaken in 2014 that informed the decision-making process for the RRS14 undertaken in response to the LURP actions¹⁴.

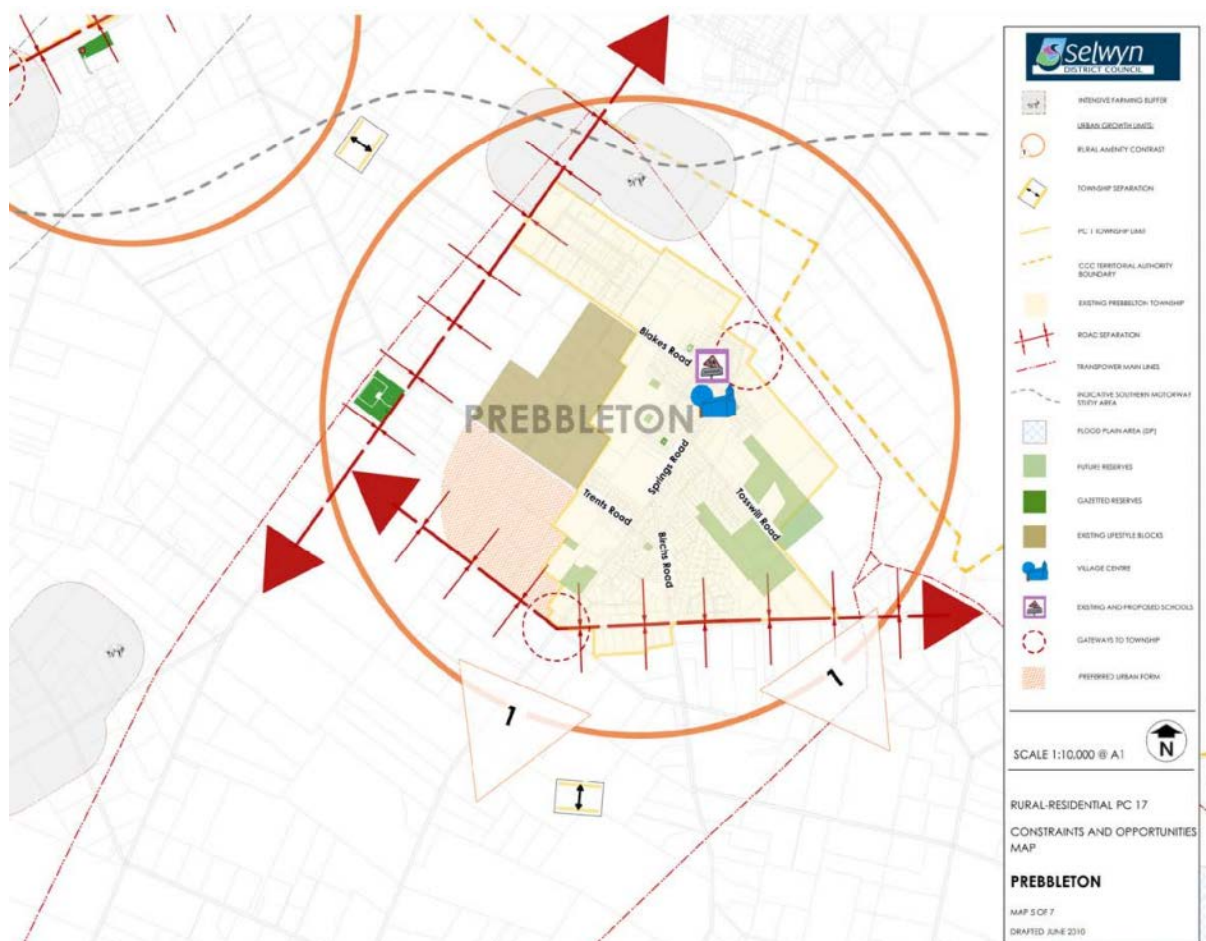


Figure 3: Prebbleton constraints and opportunities. Source: RRS14, Appendix 2: Study Area Maps, Pg.104.

- 6.6 Three private plan change requests (PC68, PC72 and PC79) have sought to rezone rural land for residential purposes on the periphery of Prebbleton to increase the residential capacity of the township (refer to **Figure 4** below).

¹² Refer to the Section 42A Report – PDP Rezoning Framework, 1 July 2022 (paragraphs. 4.9 to 5.5)

¹³ Township Volume, B4 Growth of Townships objectives and policies, including township specific Policies B4.3.63 to B4.3.67.

¹⁴ [SDC SDP Schedule of Amendments LURP 18vii.docx](#)

- 6.7 PC68 includes a portion of the RRS14 Area 7 and has been considered under the Schedule 1 Part 2 initiated process of the RMA. A decision to approve the rezoning has been notified and the appeal period closes on 14 October 2022. PC72 covers RRS14 Area 8 has also been considered under RMA private plan change request process and a decision to approve the rezoning has been appealed to the Environment Court. PC79 applies to rural land on the southern boundary of Prebbleton. The request was accepted for processing and has been publicly notified under RMA Schedule 1. PC68 and PC72 are both included in Part B of Variation 1, while PC79 did not meet the pre-requisites for inclusion at the time the variation was publicly notified.



Figure 4: Prebbleton Private Plan Change requests. Source: SDC [Current plan change requests](#)

7. Support for applying the GRZ to specific sites in Prebbleton

Submissions

7.1 Two submission points and no further submissions were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0025	C & E Williams	001	Support	Retain the GRZ for 29 Stonebridge Way with the ability to intensify to 650m ² section sizes.
DPR-0217	SVL	001	Support	Retain General Residential zoning for Lot 1 DP 548161, Prebbleton.

Analysis

7.2 C & E Williams¹⁵ support the zoning of the submitter's property at 29 Stonebridge Way, Prebbleton to GRZ on the basis that it will enable the property to be intensified to 650m² section sizes (refer to **Figure 5**). No submitter evidence has been provided in support of this submission point.

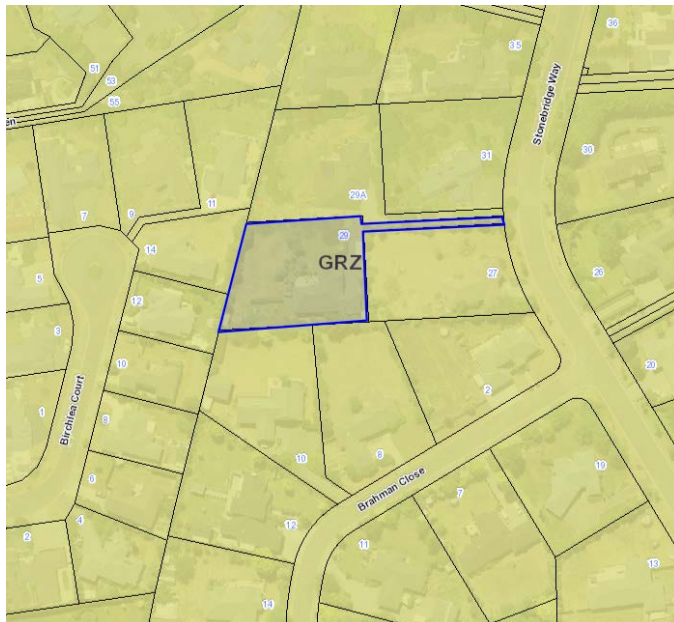


Figure 5: PDP map of 29 Stonebridge Way

7.3 SVL¹⁶ support the zoning of the submitter's land at 578 to 606 Springs Road to GRZ on that basis that it enables the development of the site for a retirement village (refer to **Figure 6**). No submitter evidence has been provided in support of this submission point.

¹⁵ DPR-0025.001 C & E Williams

¹⁶ DPR-0217.001 SVL

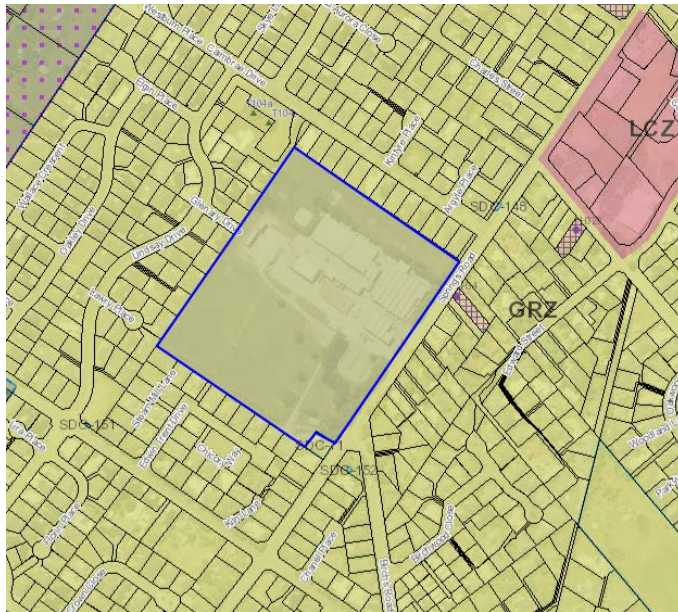


Figure 6: PDP map of 578 to 606 Springs Road

7.4 There are no specific frameworks for evaluating the appropriateness of retaining a proposed GRZ zoning in the Rezoning Framework Report. In principle I support the relief being sought by both submitters. However, Variation 1 applies a MRZ to both submitter's properties that should be evaluated through the hearing of submissions and evidence on the IPI that are scheduled to take place at a later date.

7.5 On the basis of the above assessment, I recommend that the submission points¹⁷ are rejected for the following reasons:

7.5.1 The submitter's relief has been superseded by Variation 1 where the appropriateness of replacing the GRZ to the MRZ as notified or alternatives should be determined through that process.

Recommendation

7.6 I recommend, for the reasons given above, that the Hearings Panel retain the MRZ as notified under Variation 1.

7.7 It is recommended that the submissions are rejected as shown in **Appendix 1**.

8. Requests to rezone land in Prebbleton from GRUZ to LLRZ

8.1 Fifteen submission points and 35 further submissions were received in relation to this subtopic, which are evaluated in separate sections below.

Submissions

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0074	J Stafford	001	Oppose	Amend the current zoning at Blakes Road between Shands Road and the CSM2 (Christchurch Southern Motorway) from GRUZ to LLRZ.

¹⁷ DPR-0025.001 C & E Williams and DPR-0217 SVL

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0032	CCC	FS092	Oppose	Oppose submissions that seek an increase in the amount of residential land or density.
DPR-0588	M House	FS030	Support	The PDP to be amended as requested by the submission.

Analysis

- 8.2 J Stafford¹⁸ request that the land outlined in blue in **Figure 7** is rezoned from GRUZ to either a LLRZ or GRZ based on their view that this is an optimal location for low-density residential land uses. No expert evidence has been provided in support of the submission. Evidence has been provided in support of the further submissions from CCC¹⁹.

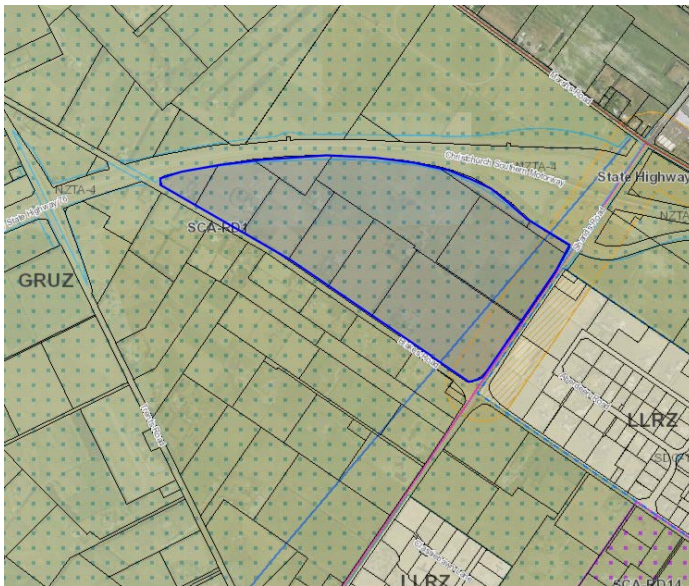


Figure 7: PDP Map of the submitters rezoning request

- 8.3 The site encompasses approximately 12 sections that are bounded by Blakes Road, Shands Road and the Christchurch Southern Motorway. The land is not subject to the UGO and is not a 'rural residential location' in the RRS14. Granting the submitters relief would therefore be inconsistent with the Urban Growth Objectives (UG02) of the PDP and the Rural Residential Framework. This is primarily because the rezoning of the land from GRUZ to LLRZ is inconsistent with Policy 6.8.9 of CRPS Chapter 6 as it is not identified as a 'rural residential location' within the RRS14. The rezoning would also contribute to the loss of Class 1 and 3 highly productive land that must be avoided under the NPS-HPL.
- 8.4 No specialist evidence has been provided to enable the substantive merits of the rezoning to be evaluated. Granting the relief would also be inconsistent with the Urban Growth Objectives of the PDP and the Rural Residential Framework. The site context means that this location is unable to satisfy several criteria in the Rural Residential Framework and the rural residential growth limits in **Figure 3** that I consider are fundamental, including the following:
- Risk that higher densities will undermine rural amenity (and productivity).

¹⁸ DPR-0074.001 J Stafford

¹⁹ DPR-0032 FS092 CCC

- b. Undermine the efficient operation of regionally significant infrastructure based on the Christchurch Southern Motorway designation, Significant Electricity Distribution Line corridor and State Highway Corridor Noise Control Overlay on the PDP planning maps.
- c. The intensification of the land to LLRZ would erode the rural amenity buffer between Prebbleton and the CCC territorial authority boundary to the north that has traditionally been protected by rural densities.
- d. Shands Road represents a strong western urban growth boundary to maintain a consolidated and integrated settlement pattern for Prebbleton.

8.5 On the basis of the above assessment, I recommend the submission point²⁰ is rejected for the following reasons:

- 8.5.1 Granting the relief would be inconsistent with Policy 6.8.9 of CRPS Chapter 6 in respect to a LLRZ and the NPS-HPL in respect to the loss of LUC Class 1 and 3 highly productive soils.
- 8.5.2 There are criteria within the Rural Residential Framework that need to be resolved.
- 8.5.3 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.
- 8.5.4 The request for a GRZ is also rejected on the grounds that this zoning framework has been superseded by Variation 1 and any changes to where the MRZ are applied should be evaluated through that process.

Recommendation

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

Submissions

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0157	K & B 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. The submission includes a secondary relief for a LLRZ on the same properties.
DPR-0032	CCC	FS099	Oppose	Oppose submissions that seek an increase in the amount of residential land or density.
DPR-0548	D & A Maples	FS001	Oppose	Reject in entirety.
DPR-0567	TJSFT	FS001	Oppose	Oppose in full

²⁰ DPR-0074.001 J Stafford

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0582	A & D Maples	FS001	Oppose	Opposes the rezoning because it is contrary to UG-P7
DPR-0583	S 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-0585	W & P Newell	FS001	Oppose	Oppose submission and retain rural zoning.
DPR-0586	G & D Newell	FS001	Oppose	Strongly oppose the proposal for a change of zoning to industrial.
DPR-0588	M House	FS021	Support	The PDP to be amended as requested by the submission.
DPR-0592	A & S Clark	FS001	Oppose	Existing land use to remain.

Analysis

- 8.8 K & B Williams²¹ request that the land shown in **Figure 8** is rezoned from GRUZ to LLRZ as a secondary relief. The primary relief for a GIZ is being evaluated under the Commercial and Business package of the rezoning evidence. No additional expert planning evidence has been provided in support of the submission.



Figure 8: Map of the submitters rezoning request

- 8.9 The site includes several properties that are bounded by the Christchurch Southern Motorway to the south and Marshs Road to the north-east. The land is not subject to the UGO and is not a 'rural residential location' in the RRS14. Granting the submitters relief would therefore be inconsistent with the Urban Growth Objectives (UG02) of the PDP and the Rural Residential Framework. This is primarily because the rezoning of the land from GRUZ to LLRZ is inconsistent with Policy 6.8.9 of CRPS Chapter 6 as it is not identified as a 'rural residential location' within the RRS14. The rezoning would also contribute to the loss of Class 1 and 2 highly productive land that must be avoided under the NPS-HPL.

²¹ DPR-0157.001 K & B Williams

8.10 The submission includes a planning assessment, but no other specialist evidence has been provided to enable the substantive merits of the rezoning to be evaluated. The site context means that this location is unable to satisfy several criteria in the Rural Residential Framework and the rural residential growth limits in **Figure 3** that I consider are fundamental, including the following:

- a. Risk that higher densities will undermine rural amenity (and productivity).
- b. Undermine the efficient operation of regionally significant infrastructure based on the Christchurch Southern Motorway designation and State Highway Corridor Noise Control Overlay on the PDP planning maps.
- c. Shands Road represents a strong western urban growth boundary to maintain a consolidated and integrated settlement pattern for Prebbleton.
- d. The intensification of the land to LLRZ would erode the rural amenity buffer between Prebbleton and the CCC territorial authority boundary to the north that has traditionally been protected by rural densities.

8.11 On the basis of the above assessment, I recommend the submission point²² is rejected for the following reasons:

8.11.1 Granting the relief would be inconsistent with Policy 6.8.9 of CRPS Chapter 6 in respect to a LLRZ and the NPS-HPL in respect to the loss of Class 1 and 2 highly productive soils.

8.11.2 There are criteria within the Rural Residential Framework that need to be resolved.

8.11.3 There is insufficient evidence to enable the substantive merits of the rezoning request to be evaluated, which should be determined through a future spatial planning exercise.

Recommendation

8.12 I recommend, for the reasons given above, that the Hearings Panel retain the provision as notified.

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

Submissions

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0253	R Purchas & W Almond	001	Oppose	Amend the zoning in this locality (480 Hamptons Road) to enable the subdivision of 4-hectare blocks into smaller units i.e., large rural sections approximately 4,000 - 5,000m ² .
DPR-0032	CCC	FS122	Oppose	<i>Oppose submissions that seek an increase in the amount of residential land or density.</i>
DPR-0314	D Mitten	003	Oppose in part	Amend zoning on Hamptons Road from GRUZ to a category that allows smaller blocks of land and subdivision below 4ha.
DPR-0426	Survus	001	Oppose	Amend to rezone 628 Shands Road and neighbouring land from GRUZ to Commercial

²² DPR-0157.001 K & B Williams

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
				and/or General Residential or Large Lot Residential with Large Lot Residential lot sizes of 1,000-3,000m ² plus.
DPR-0032	CCC	FS159	Oppose	Oppose submissions that seek an increase in the amount of residential land or density.
DPR-0488	DFT	FS002	Support in part	Accept in part subject to the submitter establishing how the proposed rezoning will be integrated with the rezoning of the land the subject of submission 488, including in terms of connectivity, access, servicing and boundary treatments
DPR-0426	Survus	002	Oppose	Amend to rezone 236 Trents Road and neighbouring land from General Rural to Large Lot Residential Zone, with lot sizes of 1,000-3,000m ² plus.
DPR-0032	CCC	FS160	Oppose	Oppose submissions that seek an increase in the amount of residential land or density.

Analysis

- 8.14 R Purchas & W Almond²³ request that 480 Hamptons Road is rezoned from GRUZ to LLRZ (refer to **Figure 9**), which they consider is appropriate to meet demand. No evidence has been provided in support of the submission. Evidence has been provided in support of the further submission from CCC²⁴.

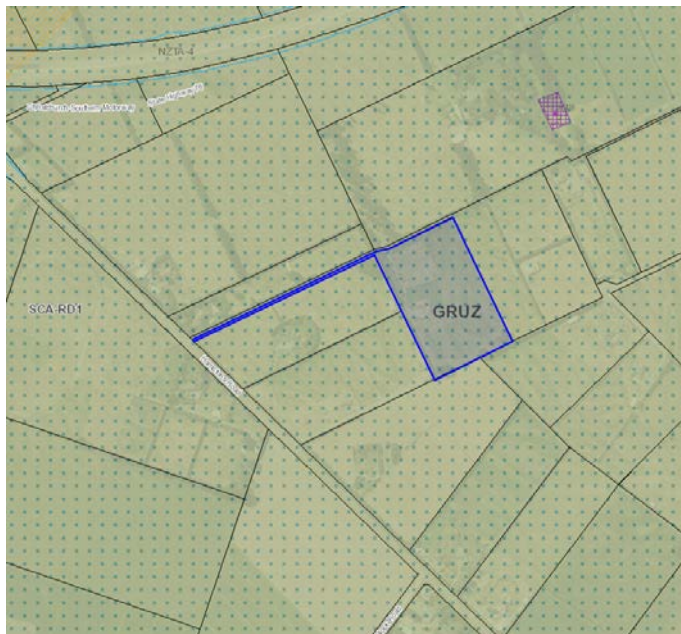


Figure 9: PDP map of 480 Hamptons Road

- 8.15 D Mitton²⁵ requests that the GRUZ land that is accessed off Hamptons Road is rezoned from GRUZ to LLRZ (refer to **Figure 10**). The submission is silent on how much of Hamptons Road they are requesting is rezoned, although they reside at 466 Hamptons Road. The submitter considers that

²³ DPR-0253.001 R Purchas & W Almond

²⁴ DPR-0032 FS122 CCC

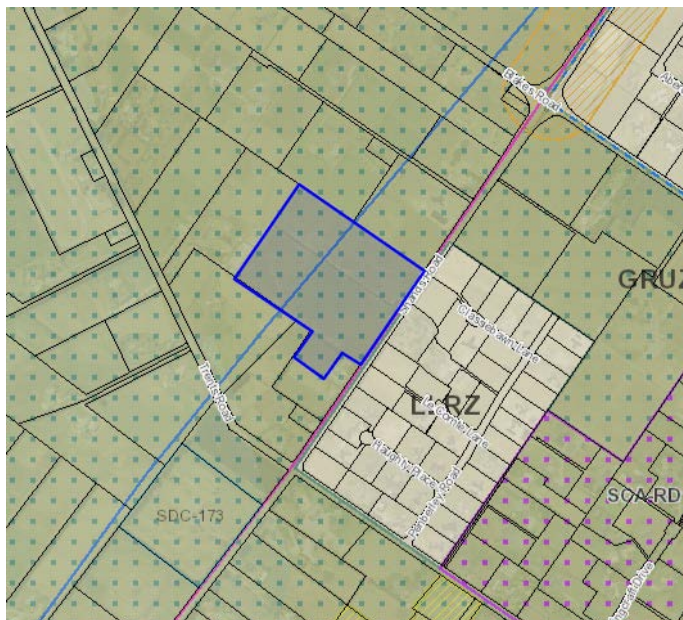
²⁵ DPR-0314.003 D Mitten

this rezoning is appropriate to meet demand and to optimise proximity to the Christchurch Southern Motorway and the use of the land. No evidence has been provided in support of the submission.



**Figure 10: PDP map of
466 Hamptons Road**

- 8.16 Survus²⁶ request that the land at 628 Shands Road is rezoned from GRUZ to LLRZ (refer to **Figure 11**). The submitter considers that the rezoning is appropriate to meet market demand for large lot residential densities in the range of 1,000m² to 3,000m² and that it is a more efficient use of the land. No evidence has been provided in support of the submission. Evidence has been provided in support of the further submission from CCC²⁷.



**Figure 11: PDP map of
628 Shands Road**

²⁶ DPR-0426.001 Survus

²⁷ DPR-0032 FS159 CCC

- 8.17 Survus²⁸ request that the land at 236 Trents Road is rezoned from GRUZ to LLRZ (refer to **Figure 12**). The submitter considers that the rezoning is appropriate to meet market demand for large lot residential densities in the range of 1,000m² to 3,000m² and that it is a more efficient use of the land. No evidence has been provided in support of the submission. Evidence has also been provided in support of the further submissions from CCC²⁹.

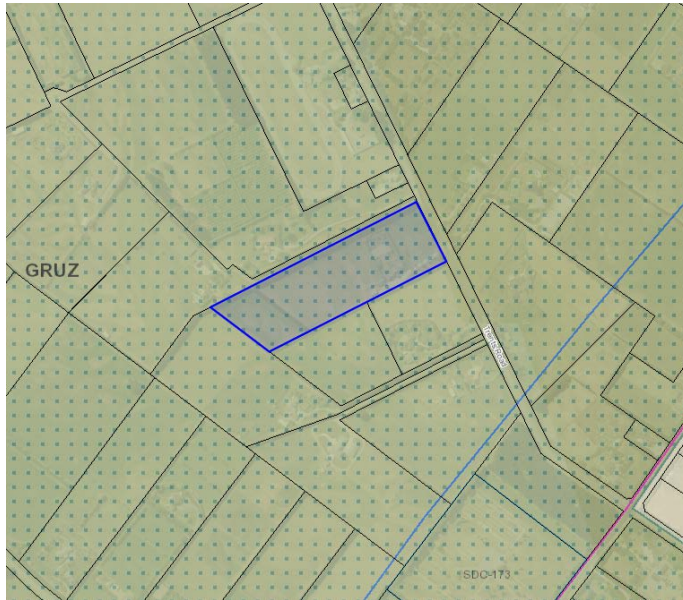


Figure 12: PDP map of 236 Trents Road

- 8.18 The above submissions relate to standalone and small groupings of rural properties that sit between the Christchurch Southern Motorway and the western side of Shands Road. These areas are not subject to the UGO and are not a 'rural residential location' in the RRS14. Granting the submitters relief would therefore be inconsistent with the Urban Growth Objectives (UGO2) of the PDP and the Rural Residential Framework. This is primarily because the rezoning of the land from GRUZ to LLRZ is inconsistent with Policy 6.8.9 of CRPS Chapter 6 as it is not identified as a 'rural residential location' within the RRS14. The rezoning would also contribute to the loss of Class 2 and 3 highly productive land that must be avoided under the NPS-HPL.
- 8.19 No planning or specialist evidence has been provided to enable the substantive merits of the rezoning requests to be evaluated. Granting the relief would also be inconsistent with the Urban Growth Objectives of the PDP and the Rural Residential Framework. The site context means that this location is unable to satisfy several criteria in the Rural Residential Framework and the rural residential growth limits in **Figure 3** that I consider are fundamental, including the following:
- Risk that higher densities will undermine rural amenity (and productivity).
 - Undermine the efficient operation of regionally significant infrastructure based on the Significant Electricity Distribution Line corridor on the PDP planning maps as it applies to 628 Shands Road.
 - Shands Road represents a strong western urban growth boundary to maintain a consolidated and integrated settlement pattern for Prebbleton.

²⁸ DPR-0426.002 Survus

²⁹ DPR-0032 FS160 CCC

- d. While 628 Shands Road is only separated from the LLRZ by Shands Road, a wider strategic and spatial planning exercise is required to establish whether it is appropriate for the urban form and function of the township to expand across what I consider is a strong urban containment boundary.

8.20 On the basis of the above assessment, I recommend the submission points³⁰ is rejected for the following reasons:

8.20.1 Granting the relief would be inconsistent with Policy 6.8.9 of CRPS Chapter 6 in respect to a LLRZ and the NPS-HPL in respect to the loss of LUC Class 2 and 3 highly productive soils.

8.20.2 There are criteria within the Rural Residential Framework that need to be resolved.

8.20.3 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

8.21 I recommend, for the reasons given above, that the Hearings Panel retain the provision as notified.

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

Submission

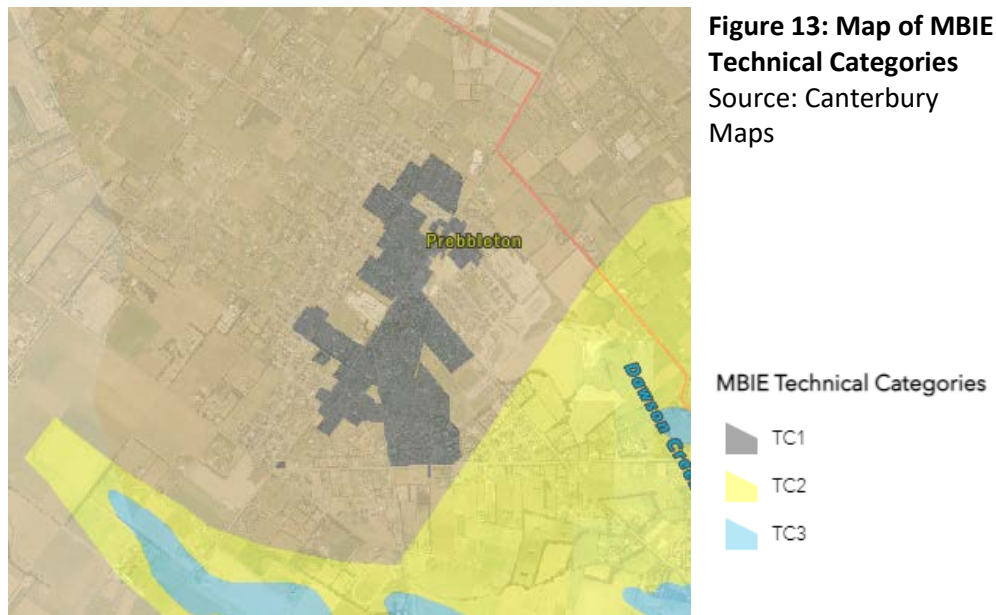
Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0272	D Lee	001	Neither support nor oppose	The submitter considers that land near Prebbleton that is identified as TC1 should be able to be developed, rather TC3 land in Halswell and Lincoln. The submitter notes that the area is in a very handy location, with Hornby within 5 mins driving distance and new highways and a supermarket that adds more value.

Analysis

8.23 D Lee³¹ supports rezoning TC1 land in Prebbleton as an alternative to TC3 land in Lincoln or Halswell, including because of its close access to Hornby and the Christchurch Southern Motorway (refer to **Figure 13**). No expert evidence has been provided in support of the submission.

³⁰ DPR-0253.001 R Purchas & W Almond, DPR-0314.003 D Mitten, DPR-0426.001 Survus, and DPR-0426.002 Survus

³¹ DPR-0272.001 D Lee



- 8.24 The submission is unstated in respect to what densities are being sought or what specific locations are supported. This assessment relates to the rezoning of the TC1 GRUZ land illustrated in **Figure 13**, which includes the urban areas illustrated in grey and the balance of the rural area that is not subject to the TC2 or TC3 categories. The vast majority of the peri-urban area of Prebbleton is not subject to the UGO and is not a 'rural residential location' in the RRS14. Granting the submitters relief would therefore be inconsistent with the Urban Growth Objectives (UG02) of the PDP and the Rural Residential Framework. This is primarily because the rezoning of the land from GRUZ to LLRZ is inconsistent with Policy 6.8.9 of CRPS Chapter 6 as it is not identified as a 'rural residential location' within the RRS14. A LLRZ would also contribute to a significant loss of Class 1, 2 and 3 highly productive soils that must be avoided under the NPS-HPL.
- 8.25 No expert evidence has been provided to enable the substantive merits of the rezoning to be evaluated.
- 8.26 On the basis of the above assessment, I recommend the submission point³² is rejected for the following reasons:
- 8.26.1 Granting the relief would be inconsistent with Policy 6.8.9 of CRPS Chapter 6 in respect to a LLRZ and the NPS-HPL in respect to the loss of LUC Class 1, 2 and 3 highly productive soils.
 - 8.26.2 There are criteria within the Rural Residential Framework that need to be resolved.
 - 8.26.3 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

- 8.27 I recommend, for the reasons given above, that the Hearings Panel retain the provision as notified.

³² DPR-0272.001 D Lee

8.28 It is recommended that submission is rejected as shown in **Appendix 1**.

Submissions

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0298	TRRG	002	Oppose	Amend PDP Planning Maps by rezoning Pt RS 3122 and RS 39794 from GRUZ to LLRZ.
DPR-0032	CCC	FS127	Oppose	Oppose submissions that seek an increase in the amount of residential land or density.
DPR-0174	G & J Drinnan	FS002	Support	Allow submission in full.
DPR-0307	W & H Bishop	FS002	Support	Allow submission in full.

Analysis

8.29 TRRG³³ request that Pt RS 3122 and RS 39794 is rezoned from GRUZ to LLRZ (refer to **Figure 14**). Expert evidence has been provided in support of the submission, including planning, contaminated land, services, stormwater, transport and urban design. Evidence has also been provided in support of the further submission from CCC³⁴.

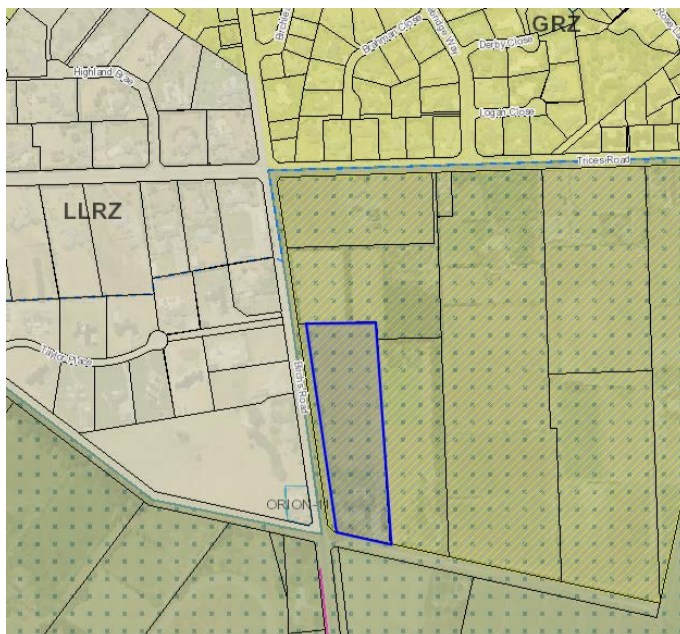


Figure 14: PDP map of Pt RS 3122 and RS 39794

8.30 The site forms a component part of PC72³⁵, which applies to the wider block that is contained by Trices Road to the north, Birchs Road to the west and Hamptons Road to the south. The site and wider land holdings covered by PC72 are identified as RRS14 Area 8 in the RRS14 and the UGO applies to the land. Pt RS 3122 and RS 39794 are encompassed within the PC72 ODP, but no distinction is made in respect to this area being LLRZ rather than GRZ (refer to **Figure 15**).

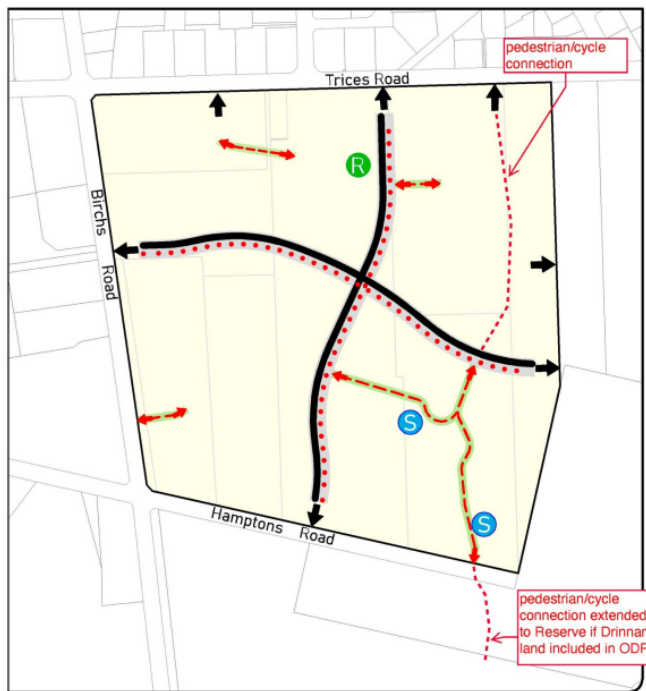
³³ DPR-0298.002 TRRG

³⁴ DPR-0032 FS127 CCC

³⁵ [Selwyn District Council - Private plan change request 72: Rezone approx. 28 ha in Prebbleton](#)

Prebbleton Outline Development Area 5
Operative District Plan – Living Z

Figure 15: PC72 ODP Source:
PC72



8.31 The substantive merits of the rezoning have been evaluated under the RMA Schedule 1 Part 2 initiated process. A decision was notified, and appeals have been received by the Environment Court relating to stormwater management and the inclusion of the Drinnan property (DPR-0174 D & J Drinnan)³⁶. The entire site, including Pt RS 3122 and RS 39794, has subsequently been included in Variation 1 that applies a MRZ³⁷. I consider that the appropriateness of this zoning should be evaluated through the hearings and evidence on the IPI that are scheduled to follow the hearing of submissions on the PDP.

8.32 On the basis of the above assessment, I recommend the submission point³⁸ is rejected for the following reasons:

8.32.1 The submitter's relief has been superceded by Variation 1 where the appropriateness of replacing the GRUZ to the MRZ as notified or alternatives should be determined through that process.

Recommendation

8.33 I recommend, for the reasons given above, that the Hearings Panel retain the MRZ as notified pending the hearing of Variation 1 to the PDP.

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

³⁶ https://www.selwyn.govt.nz/_data/assets/pdf_file/0005/916196/Plan-Change-72-Notice-of-appeal-Drinnan-v-SDC.pdf

³⁷ [Variation 1, Appendix 4: Variation to Private Plan Change 71 - Prebbleton](#)

³⁸ DPR-0298.002 TRRG

Submission

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0394	MCL	004	Neither support nor oppose	Re-zone the land shown on Annexure 1 from GRUZ SCA-RD to LLRZ.
DPR-0032	CCC	FS151	Oppose	Oppose submissions that seek an increase in the amount of residential land or density.
DPR-0157	K & B Williams	FS004	Neither support nor oppose	The decision affecting zoning, including zone provisions, any access and the general layout of the proposed Rural Industrial Precinct should ensure that development of the site is appropriate and will integrate with the future proposed development of our land in Marshs Road being proposed for GLZ through Submission NO 157.
DPR-0446	Transpower	FS041	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-0507	J Sachdeva	FS002	Oppose	Disallow.
DPR-0561	TSBHT	FS004	Support	Support the relief sought.

Analysis

- 8.35 MCL³⁹ request that the land shown in **Figure 16** is rezoned from GRUZ to LLRZ to facilitate development to a minimum average lot size of 5,000m². An alternative relief to include the land as an enlarged Rural Industrial Precinct was evaluated in the GRUZ evidence to the Hearings Panel, which recommended that this relief be rejected on the grounds of insufficient evidence⁴⁰. No additional expert planning evidence has been provided in support of the submission. Evidence has been provided in support of the further submissions from CCC⁴¹ and Transpower⁴².

³⁹ DPR-00394.004 MCL

⁴⁰ Hearing 24: General Rural Zone. Section 42A Report, Paragraph 10.255, Page 163 - selwyn.govt.nz.

⁴¹ DPR-0032 FS151 CCC

⁴² DPR-0446 FS041 Transpower



Figure 16: Map of submitters rezoning request

- 8.36 The site is located on the north-eastern boundary of Prebbleton adjoining the existing LLRZ. The land is not subject to the UGO and is not a 'rural residential location' in the RRS14. Granting the submitters relief would therefore be inconsistent with the Urban Growth Objectives (UGO2) of the PDP and the Rural Residential Framework. This is primarily because the rezoning of the land from GRUZ to LLRZ is inconsistent with Policy 6.8.9 of CRPS Chapter 6 as it is not identified as a 'rural residential location' within the RRS14. The rezoning request would also contribute to the loss of Class 2 highly productive land that must be avoided under the NPS-HPL.
- 8.37 The submission includes a planning assessment, but no other specialist evidence has been provided to enable the substantive merits of the rezoning to be evaluated.
- 8.38 I consider that it is appropriate for a future spatial planning exercise to determine the appropriateness of any further LLRZ in this location. I recognise that the rezoning represents an extension to the existing LLRZ and would support a consolidated urban form. However, the site context means that this location is unable to satisfy several criteria in the Rural Residential Framework and the rural residential growth limits in **Figure 3** that I consider are fundamental, including the following:
- a. Undermine the efficient operation of regionally significant infrastructure based on the Significant Electricity Distribution Line corridor and Rail Corridor Noise Control Overlay on the PDP planning maps.
 - b. The intensification of the land to LLRZ would erode the rural amenity buffer between Prebbleton and the CCC territorial authority boundary that has traditionally been protected by rural densities.
- 8.39 On the basis of the above assessment, I recommend the submission point⁴³ is rejected for the following reasons:

⁴³ DPR-00394.004 MCL

- 8.39.1 Granting the relief would be inconsistent with Policy 6.8.9 of CRPS Chapter 6 and the NPS-HPL in respect to the loss of Class 2 highly productive land.
- 8.39.2 There are criteria within the Rural residential Framework that need to be resolved, including in respect to the presence of regionally significant infrastructure and the loss of the existing rural amenity buffer between Prebbleton and CCC territorial authority boundary.
- 8.39.3 There is insufficient evidence to enable the substantive merits of the rezoning request to be evaluated, which should be determined through a future spatial planning exercise.

Recommendation

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

Submissions

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0405	FFL	002	Oppose in part	Amend the planning maps to rezone the following parcels from GRUZ to LLRZ: Lot 2 DP 830 and Lot 2 DP436797.
DPR-0032	CCC	FS153	Oppose	Oppose submissions that seek an increase in the amount of residential land or density.
DPR-0174	G & J Drinnan	FS005	Support	Allow submission in full.
DPR-0307	W & H Bishop	FS004	Support	Allow submission in full.
DPR-0446	Transpower	FS042	Neither support nor oppose	If the submission is allowed, ensure that the site subject to the submission can be subdivided and developed in a manner that complies with the relevant rules and therefore avoids sensitive activities in the National Grid Yard and does not compromise the National Grid.
DPR-0408	Urban Estates	002	Oppose in part	Amend the planning maps to rezone the following parcels from GRUZ to LLRZ: Lots 2 and 3 DP 303244, Lot 1 DP 5400 and Lot 1 DP 68699.
DPR-0032	CCC	FS154	Oppose	Oppose submissions that seek an increase in the amount of residential land or density.
DPR-0174	G & J Drinnan	FS007	Support	Allow submission in full.
DPR-0298	TRRG	FS353	Support in part	Accept submission in part.
DPR-0307	W & H Bishop	FS006	Support	Allow submission in full.
DPR-0446	Transpower	FS043	Neither support nor oppose	If the submission is allowed, ensure that the site subject to the submission can be subdivided and developed in a manner that complies with the relevant rules and therefore avoids sensitive activities in the National Grid Yard and does not compromise the National Grid.

Analysis

- 8.42 FFL⁴⁴ requests that the Lot 2 DP 830 and Lot 2 DP 436797 is rezoned from GRUZ to LLRZ (refer to **Figure 17**). The submitter considers that the rezoning is appropriate to meet the demand generated from other 'rural residential locations' being zoned for residential purposes, that the location maintains a compact and consolidated settlement pattern and compliments the Prebbleton Domain development. No evidence has been provided in support of the submission. Evidence has also been provided in support of the further submissions from CCC⁴⁵ and Transpower⁴⁶.

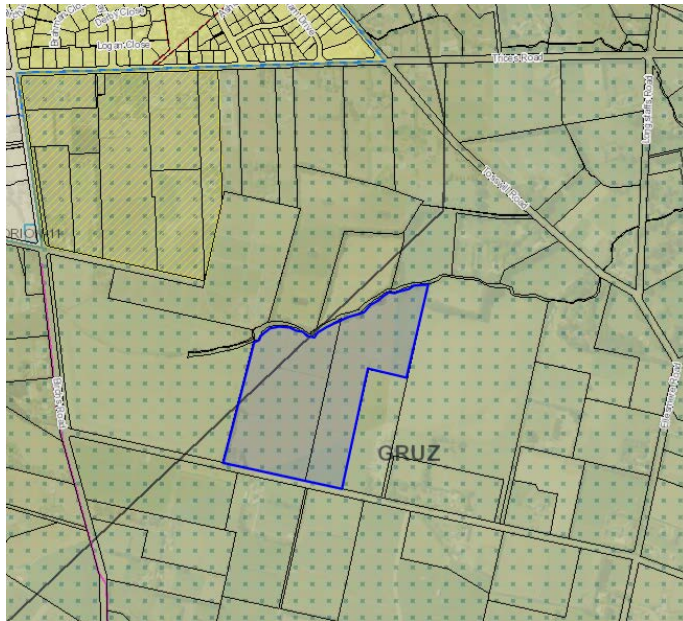


Figure 17: Map of the submitters land

- 8.43 Urban Estates⁴⁷ request that Lots 2 and 3 DP 303244, Lot 1 DP 5400 and Lot 1 DP 68699 are rezoned from GRUZ to LLRZ (refer to **Figure 18**). The submitter considers that the rezoning is appropriate to meet the demand generated from other 'rural residential locations' being zoned for residential purposes, that the location maintains a compact and consolidated settlement pattern and compliments the Prebbleton Domain development. No evidence has been provided in support of the submission. Evidence has also been provided in support of the further submissions from CCC⁴⁸ and Transpower⁴⁹.

⁴⁴ DPR-0405.002 FFL

⁴⁵ DPR-0032 FS153 CCC

⁴⁶ DPR-0446 FS042 Transpower

⁴⁷ DPR-0408.002 Urban Estates

⁴⁸ DPR-0032 FS154 CCC

⁴⁹ DPR-0446 FS043 Transpower

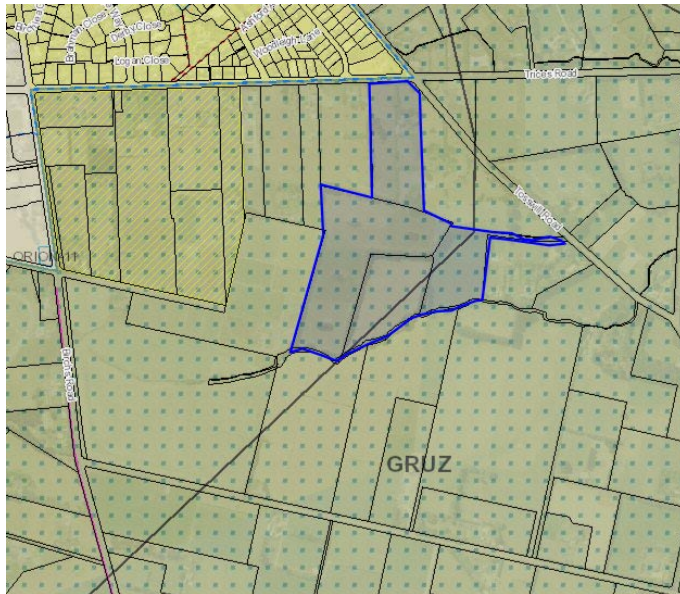


Figure 18: Map of the submitters land

- 8.44 The submissions relate to rural land that is within a large block that is generally bounded by Leadleys Road to the south, Birchs Road to the west and Trices Road to the north. The FFL land adjoins the eastern boundary of Prebbleton Reserve. The PC72 site is located within the north-eastern corner of this wider block. The properties are not subject to the UGO and is not a 'rural residential location' in the RRS14. Granting the submitters relief would therefore be inconsistent with the Urban Growth Objectives (UGO2) of the PDP and the Rural Residential Framework. This is primarily because the rezoning of the land from GRUZ to LLRZ is inconsistent with Policy 6.8.9 of CRPS Chapter 6 as it is not identified as a 'rural residential location' within the RRS14. The rezoning would also contribute to the loss of Class 1 and 2 highly productive land that must be avoided under the NPS-HPL.
- 8.45 No evidence has been provided to enable the substantive merits of the rezoning to be evaluated. Granting the relief would also be inconsistent with the Urban Growth Objectives of the PDP and the Rural Residential Framework. The site context means that this location is unable to satisfy several criteria in the Rural Residential Framework and the rural residential growth limits in **Figure 3** that I consider are fundamental, including the following:
- a. Undermine the efficient operation of regionally significant infrastructure based on the National Grid corridor on the PDP planning maps.
 - b. Risk that higher densities will undermine rural amenity (and productivity).
 - c. Hamptons Road to the north represents a strong southern urban growth boundary to maintain a consolidated and integrated settlement pattern for Prebbleton.
- 8.46 On the basis of the above assessment, I recommend the submission point⁵⁰ is rejected for the following reasons:
- 8.46.1 Granting the relief would be inconsistent with Policy 6.8.9 of CRPS Chapter 6 in respect to a LLRZ and the NPS-HPL is respect to the loss of Class 1 and 2 highly productive land.

⁵⁰ DPR-0405.002 FFL and DPR-0408.002 Urban Estates

8.46.2 There are criteria within the Rural Residential Framework that need to be resolved.

8.46.3 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

8.47 I recommend, for the reasons given above, that the Hearings Panel retain the provision as notified.

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

Submissions

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0413	BRKG	001	Oppose in part	Amend the planning maps to rezone the following land from GRUZ to LLRZ: Lot 1 DP 315351, Lot 1 DP 361163, Lots 1 & 2 DP 462067, Lot 2 DP 407932 & Lot 2 DP 56097.
DPR-0032	CCC	FS156	Oppose	Oppose submissions that seek an increase in the amount of residential land or density.
DPR-0417	J Fisher	FS002	Support	Rezone the land as LLRZ as sought by the Blakes Road Kingcraft Group, or with an alternative residential zoning which best achieves a compact urban form and efficient servicing.

Analysis

8.49 BRKG⁵¹ request that Lot 1 DP 315351, Lot 1 DP 361163, Lots 1 & 2 DP 462067, Lot 2 DP 407932 & Lot 2 DP 56097 are rezoned from GRUZ SCA-RD14 Kingcraft Drive to LLRZ (refer to **Figure 19**). The submitter considers that the rezoning is appropriate to meet the demand generated from other 'rural residential locations' being zoned for residential purposes, absence of rural residential development constraints, provides a more effective rural urban interface and is consistent with the urban form and Urban Growth objectives. No evidence has been provided in support of the submission. Evidence has also been provided in support of the further submissions from CCC⁵².

⁵¹ DPR-0413.001 BRKG

⁵² DPR-0032 FS156 CCC

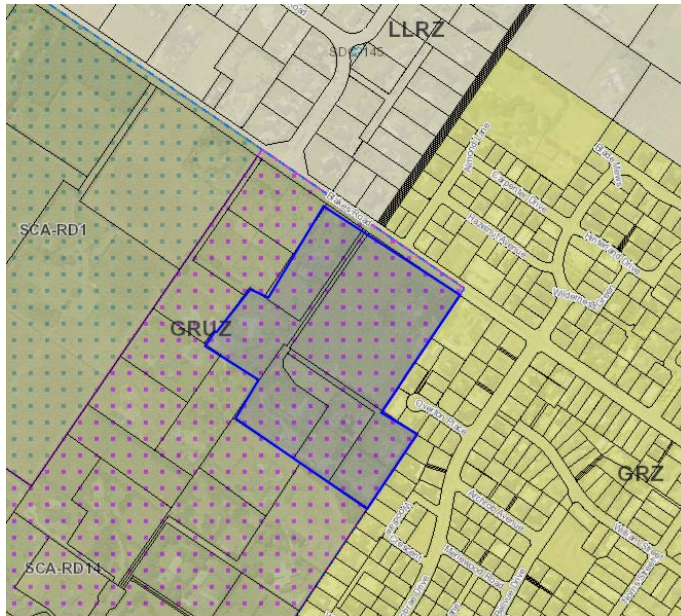


Figure 19: Map of the submitters land

- 8.50 The site includes a grouping of properties on the north-eastern corner of the Kingcraft Drive subdivision, which covers a larger block that extends between Blakes Road to the north and Trents Road to the south. Kingcraft Drive is an Existing Development Area under the SDP, which are site specific developments that were formalised through changes to the Transitional District Plan or through resource consents⁵³.
- 8.51 The properties are not subject to the UGO or identified as a 'rural residential location' in the RRS14, but the Rural Density overlay in the PDP distinguishes it from a standard GRUZ environment. In principle, I support the request as a LLRZ is consistent with the current use of the land for lifestyle blocks, would enable some intensification within an area that is already consolidated and well connected to the township and represents a more optimal land. I agree that the rezoning would satisfy the criteria in the Rural Residential Framework and the rural residential growth limits in **Figure 3**.
- 8.52 However, granting the submitters relief would therefore be inconsistent with the Urban Growth Objectives (UGO2) of the PDP and the Rural Residential Framework. This is because the rezoning of the land from GRUZ to LLRZ is inconsistent with Policy 6.8.9 of CRPS Chapter 6 as it is not identified as a 'rural residential location' within the RRS14. The rezoning would also contribute to the loss of Class 1 and 2 highly productive land that must be avoided under the NPS-HPL.
- 8.53 No evidence has been provided to enable the substantive merits of the rezoning to be evaluated against the Intensification Framework, including how the rezoning will promote the:
- a. Efficient use of infrastructure.
 - b. Integration with, and impacts on, the surrounding environment, including in respect to localised amenity expectations.
 - c. Connectivity.

⁵³ Rural Residential Strategy, Frameworks for Managing Rural Residential Development, paragraphs 3.14 to 3.21, Pages 17 & 18.

8.54 I consider that the rezoning request is a strong candidate for consideration within any future spatial planning exercise as the site context means that intensifying the land would have some positive outcomes, including in respect to the form and function of Prebbleton's urban form.

8.55 However, on the basis of the above assessment, I recommend the submission point⁵⁴ is rejected for the following reasons:

8.55.1 Granting the relief would be inconsistent with Policy 6.8.9 of CRPS Chapter 6 in respect to a LLRZ and the NPS-HPL in respect to the loss of Class 1 and 2 highly productive soils.

8.55.2 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

8.56 I recommend, for the reasons given above, that the Hearings Panel retain the provision as notified.

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

Submissions

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0417	J Fisher	001	Oppose	Amend the planning maps to rezone Lot 1 DP 81701, Lot 2 DP 81701, Lot 3 DP 81701, Lot 4 DP 81701, Lot 1 DP 52527 and RS 37687 from GRUZ to LLRZ.
DPR-0032	CCC	FS158	Oppose	Oppose submissions that seek an increase in the amount of residential land or density.

Analysis

8.58 J Fisher⁵⁵ request that the land is rezoned from GRUZ to LLRZ with a secondary relief that it is included within the UGO to facilitate the subdivision and development of the land to minimum average of 5,000m² and minimum net size of 3,000m² (refer to **Figure 20**). No evidence has been provided in support of the submission. Evidence has also been provided in support of the further submissions from CCC⁵⁶.

⁵⁴ DPR-0413.00 BRKG

⁵⁵ DPR-0417.001 J Fisher

⁵⁶ DPR-0032 FS158 CCC

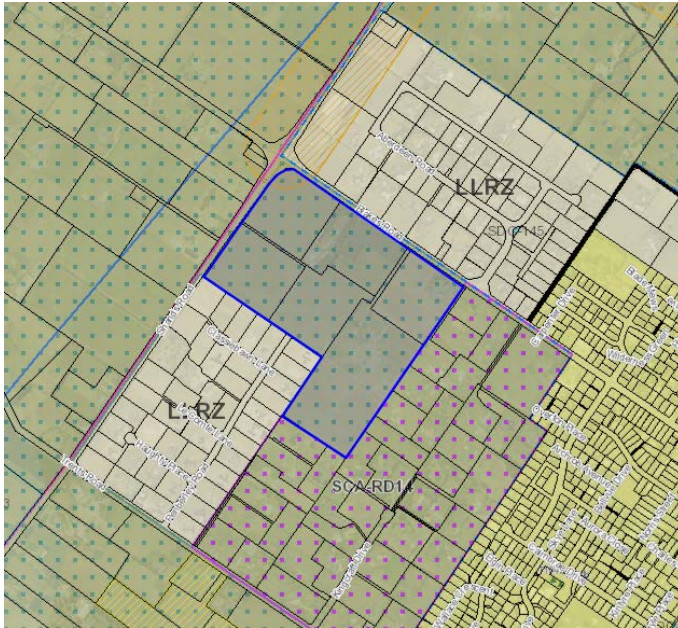


Figure 20: Map of the submitters land

- 8.59 The site includes a grouping of properties between the LLRZ that is accessed off Trents Road that was initially the RRS14 Areas 4 and 5 but have subsequently been rezoned⁵⁷ and developed under the PDP Living 3 Zone and Blakes Road to the north. The Claremont subdivision (LLRZ) is located on the opposite side of Blakes Road to the north and the Kingcraft Drive (SCA-RD14 Kingcraft Drive) subdivision to the east.
- 8.60 The properties are not subject to the UGO or identified as a 'rural residential location' in the RRS14, although it represents an isolated pocket of GRUZ land on the eastern side of Shands Road. In principle, I support the request as a LLRZ is consistent with the current use of the neighbouring land, would enable some intensification within an area that is already consolidated with two LLRZ areas and it would form an appropriate transition to the strong urban growth containment boundary of Shands Road. The intensification of the site would also represent a more optimal use of the land to meet demand for lower density living environment within a location that is more desirable than others being sought in submissions on the PDP. I agree that the rezoning would satisfy the criteria in the Rural Residential Framework and the rural residential growth limits in **Figure 3**.
- 8.61 However, granting the submitters relief would therefore be inconsistent with the Urban Growth Objectives (UGO2) of the PDP and the Rural Residential Framework. This is because the rezoning of the land from GRUZ to LLRZ is inconsistent with Policy 6.8.9 of CRPS Chapter 6 as it is not identified as a 'rural residential location' within the RRS14. The rezoning would contribute to the loss of Class 2 highly productive land that must be avoided under the NPS-HPL.
- 8.62 I consider that the rezoning request is a strong candidate for consideration within any future spatial planning exercise as the site context means that intensifying the land would have some positive outcomes, including in respect to Prebbleton's consolidated and concentric urban form.

⁵⁷ [PC41 Living 3 Shands and Trents Road](#) and [PC47 Living 3 Shands Road](#)

8.63 On the basis of the above assessment, I recommend the submission point⁵⁸ is rejected for the following reasons:

8.63.1 Granting the relief would be inconsistent with Policy 6.8.9 of CRPS Chapter 6 in respect to a LLRZ and the NPS-HPL in respect to the loss of LUC Class 2 highly productive soils.

8.63.2 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

8.64 I recommend, for the reasons given above, that the Hearings Panel retain the provision as notified.

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

Submissions

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0488	DFT	001	Oppose in part	Rezone the land shown outlined in red in Figure 1 of the submission (corner of Shands Road and Blakes Road, Prebbleton) from General Rural Zone to Large Lot Residential Zone.
DPR-0588	M House	FS001	Support	The PDP to be amended as requested by the submission.
DPR-0488	DFT	002	Oppose in part	Insert a Specific Control Area over the area shown outlined in red in Figure 1 of the submission (corner Shands Road and Blakes Road, Prebbleton).
DPR-0488	DFT	003	Oppose in part	Amend Table SUB-1, so that the minimum average net site area in the Specific Control Area referred to in submission point DPR-0488.002 is 2,000m ² .
DPR-0488	DFT	004	Oppose in part	Amend Table SUB-2, so that the minimum net site area in the Specific Control Area referred to in submission point DPR-0488.002 is 1,000m ² .

Analysis

8.66 DFT⁵⁹ request that the land at the corner of Shands Road and Blakes Road is rezoned from GRUZ to LLRZ with a minimum lot size 1,000m² and average lot size not less than 2,000m² (refer to **Figure 21**). The primary submission and the evidence provided in support of it do not make any reference to a Specific Control Area summarised in DPR-0488.002. Instead, it requests that the rezoning supports a LLRZ lot size of 3,000m², average lot size of not less than 5,000m², or a mix of the above. This appears to be an error as the average lot size is typically larger than the minimum lot size. In any event, I have not evaluated the appropriateness of a Specific Control Area because it was not sought by the submitter and appears to be an error in the summary of submissions and the

⁵⁸ DPR-0417.001 J Fisher

⁵⁹ DPR-0488.001, .002, .003 & .004 DFT

lot size range has not influenced my recommendation. The evidence provided in support of the submission includes a further relief for a UGO to be applied to the land on the PDP planning maps.

- 8.67 The submitter considers that the rezoning is appropriate to achieve consistency with NPS-UD (Policy 1), the sites suitability for large lot development, the absence of physical constraints, an a LLRZ is more appropriate in achieving the purpose of the RMA. Evidence has been provided in support of the submission, which includes expert planning, geotechnical, infrastructure, urban design, contaminated land, economic and transport assessments.

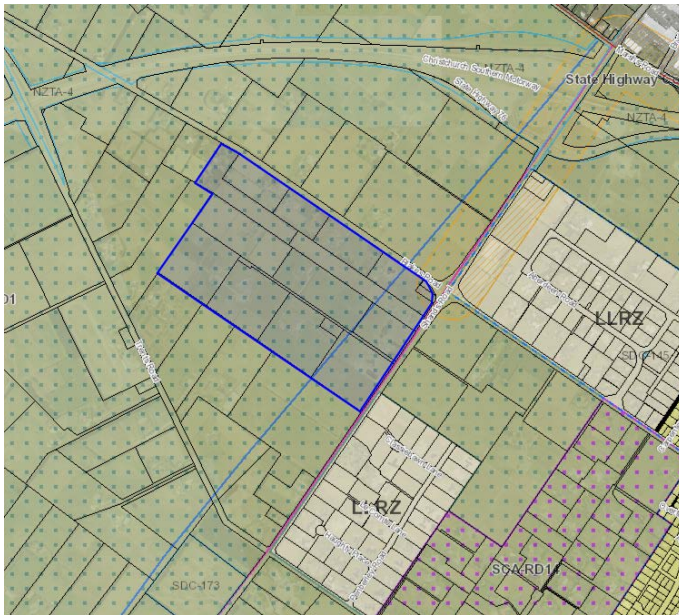


Figure 21: PDP map of the submitters land

- 8.68 The site sits between the Christchurch Southern Motorway and the township. The land is not subject to the UGO and is not a 'rural residential location' in the RRS14. Granting the submitters relief would therefore be inconsistent with the Urban Growth Objectives (UG02) of the PDP and the Rural Residential Framework. This is primarily because the rezoning of the land from GRUZ to LLRZ is inconsistent with Policy 6.8.9 of CRPS Chapter 6 as it is not identified as a 'rural residential location' within the RRS14. The rezoning would also contribute to the loss of Class 1 and 3 highly productive land that must be avoided under the NPS-HPL.
- 8.69 The submission is supported by the expert evidence that is sufficient to evaluate the merits of the rezoning request. However, granting the relief would be inconsistent with the Urban Growth Objectives of the PDP, the Rural Residential Framework, and the NPS-HPL. Under these circumstances it is not considered appropriate to commission technical peer reviews given that such a critical policy threshold cannot be satisfied. The site context also means that several criteria in the Rural Residential Framework and the rural residential growth limits in **Figure 3** that I consider are fundamental would need to be addressed, including the following:
- Undermine the efficient operation of regionally significant infrastructure based on the Significant Electricity Distribution Line corridor on the PDP planning maps.
 - Risk that higher densities will undermine rural amenity (and productivity).

- c. Shands Road represents a strong western urban growth boundary to maintain a consolidated and integrated settlement pattern for Prebbleton.

8.70 On the basis of the above assessment, I recommend the submission point⁶⁰ is rejected for the following reasons:

8.70.1 Granting the relief would be inconsistent with Policy 6.8.9 of CRPS Chapter 6 in respect to a LLRZ and the NPS-HPL in respect to the loss of Class 1 and 3 highly productive soils.

8.70.2 The evidence provided in support of the submission should be utilised to determine the substantive merits of including the nominated land within a future spatial plan.

Recommendation

8.71 I recommend, for the reasons given above, that the Hearings Panel retain the provision as notified.

8.72 It is recommended that the submissions are rejected as shown in **Appendix 1**.

9. Requests to rezone land in Prebbleton from GRUZ to SPZ

Submissions

9.1 One submission point and one further submission were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0432	BVL	004	Oppose	Amend to rezone the Council recreation reserve (Lot 2 DP 365486) from General Rural to either Open Space Zone or Sport and Active Recreation Zone, or another alternative and suitable recreational zone.
DPR-0298	TRRG	FS357	Neither support nor oppose	Neither accept nor reject the submission.

Analysis

9.2 BVL⁶¹ seek to rezone Lot 2 DP 365486 (348 Leadleys Road) from GRUZ to a SPZ to reflect the lands status as a designated and vested recreation reserve utilising the zoning options provided in the Planning Standards⁶², as shown in **Figure 22**. The submission identifies that the application of a GRUZ to public facilities and recreation areas does not provide certainty in terms of the use of these areas in perpetuity. There are no specific frameworks for evaluating the appropriateness of applying a SPZ to SDC reserve in the Rezoning Framework Report. Planning evidence has been provided in support of this aspect of the BVL submission point.

⁶⁰ DPR-0488.001, .002, .003 & .004 DFT

⁶¹ DPR-0432.004 BVL

⁶² DPR-0044.001 X Chen

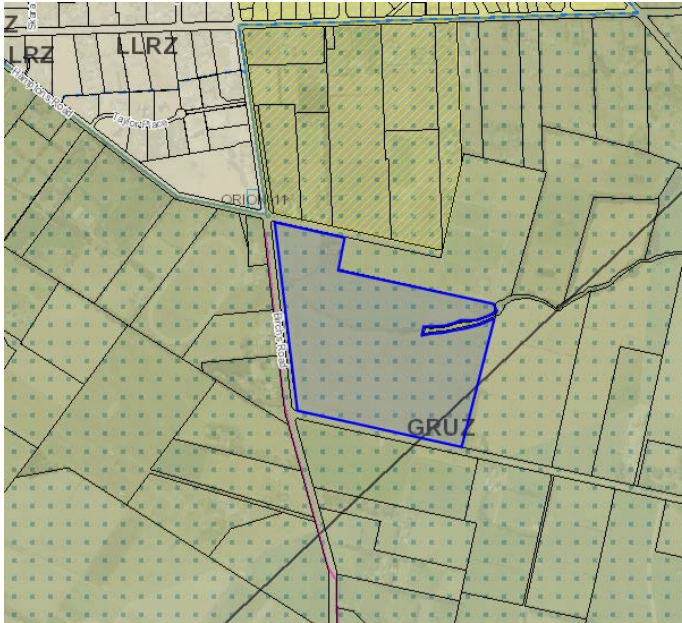


Figure 22: PDP map of 348 Leadleys Road

- 9.3 The preferred option for how reserves are managed under the PDP was presented to the District Plan Review Committee⁶³, who resolved to rely on the designation of reserves under the PDP rather than creating an Open Space Zone.
- 9.4 Prebbleton Reserve is subject to the GRUZ and is a designated site in the SDP (D200088)⁶⁴. I consider that the designation is an appropriate mechanism to establish the intended use of the land for recreation purposes, which is consistent with other district plans across the country. The underlying zoning ensures that any proposed activities that do not fall within the purpose of the designation are evaluated under the GRUZ provisions, which I consider is appropriate for a large land holding on the edge of the township boundary. The GRUZ also ensures that the land is unlikely to form part of any urban development capacity analysis, including being identified as 'plan enabled' capacity under the NPS-UD.
- 9.5 On the basis of the above assessment, I recommend the submission point⁶⁵ is rejected for the following reasons:
- 9.5.1 The land is subject to a designation that clearly indicates its intended purpose, the underlying GRUZ is appropriate in the context of this site and ensures that the land would not inflate the availability of residential land.

Recommendation

- 9.6 I recommend, for the reasons given above, that the Hearings Panel retain the provision as notified.
- 9.7 It is recommended that the submission and further submission are rejected and accepted as shown in **Appendix 1**.

⁶³ [Council Assets and Property Report - DPR Committee, 10 October 2018 \(selwyn.govt.nz\)](https://www.selwyn.govt.nz/council-assets-and-property-report-dpr-committee-10-october-2018)

⁶⁴ [Notice of Requirement D200088 To designate land for Recreation Reserve purposes, Prebbleton](#)

⁶⁵ DPR-0432.004 BVL

10. Requests to rezone land in Prebbleton from GRZ to LLRZ and GRUZ

Submissions

10.1 One submission point and one further submission were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	SDC	110	Oppose in part	Amend the zoning maps on the corner of Springs Road, Hamptons Road and Trices Road, Prebbleton to either General Rural Zone or Large Lot Residential Zone.
DPR-0134	BRG	FS002	Support in part	Support the Selwyn District Council's amendment to the Proposed District Plan to keep Trices Road to Ellesmere Road as a collector road, or lesser category.

Analysis

10.2 SDC⁶⁶ submission seeks to correct errors in the PDP maps in two locations in Prebbleton to reflect the zoning that currently applies under the SDP. I note that the summary of submissions incorrectly referenced the rezoning request as Submission Point 110. I have not corrected the references to Submission Point 073 as it is inconsequential to the evaluation of the submission. There are no specific frameworks for evaluating the appropriateness of applying. No submitter evidence has been provided in support of this submission point.

10.3 The PDP planning maps apply a GRZ to 739 Springs Road, which should be amended to GRUZ to maintain consistency with the Rural (Inner Plains) Zone in the SDP planning maps that is identified in **Figure 23**.

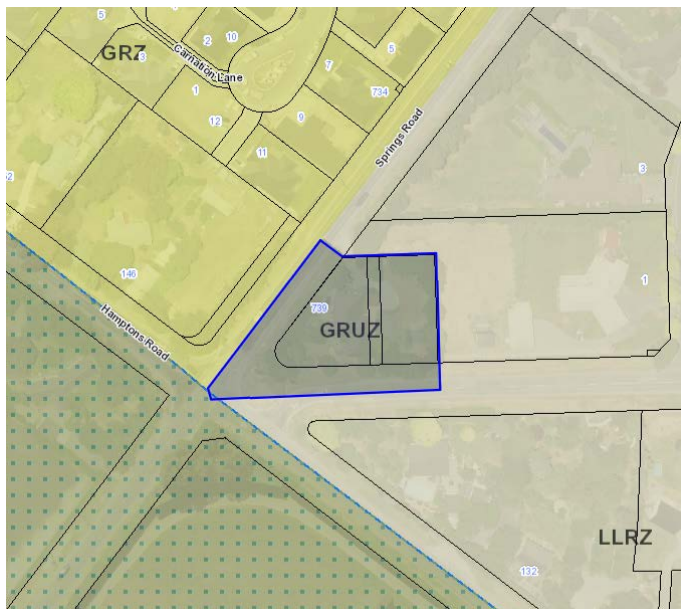


Figure 23: Map of 739 Springs Road

⁶⁶ DPR-0207.110 SDC

- 10.4 The PDP planning maps apply a GRZ to the 122, 142 and 132 Hamptons Road at the corner Springs Road, Trices and Hamptons Road, which should be amended to LLRZ to maintain consistency with the Living 3 Zone in the SDP planning maps. This is highlighted in purple in **Figure 24**.

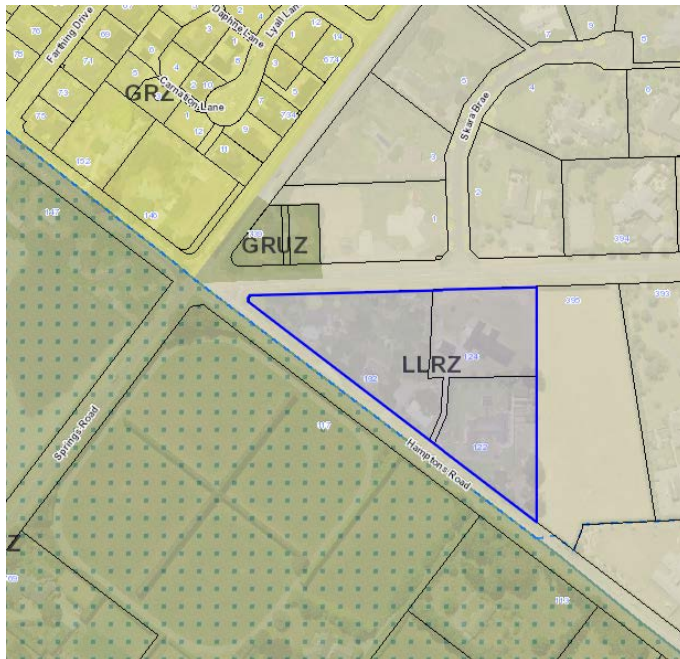


Figure 24: Map of 122, 124 & 132 Hamptons Road

- 10.5 The submission indicates that the intention was that the existing zoning be brought forward into PDP. I support the changes as they correct a mapping error to ensure consistency with the SDP. I do not consider that the changes that will give rise to any effects or unduly compromise the development rights of the landowners or other parties, including the further submitter.
- 10.6 On the basis of the above assessment, I recommend that the submission point⁶⁷ is accepted for the following reasons:
- 10.6.1 Amend the PDP Planning Maps to rezone the two properties at the corner of Springs and Hamptons Road from GRZ to GRUZ and the three properties at the corner Springs Road, Trices and Hamptons Road from GRZ to LLRZ.

Recommendations and amendments

- 10.7 The amendments recommended to the Planning Maps are set out in a consolidated manner in **Appendix 2**.
- 10.8 It is recommended that submission and further submission are either accepted or accepted in part as shown in **Appendix 1**.
- 10.9 The scale of change does not require a s32AA evaluation as they are correcting a mapping error to ensure alignment with the corresponding zoning in the SDP.

⁶⁷ DPR-0207.110 SDC

11. Requests to intensify the Ballantrae subdivision in Prebbleton

- 11.1 Two submission points and two further submissions were received in relation to this subtopic, which are evaluated in separate sections below.

Submissions

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0134	BRG	001	Neither support nor oppose	Amend zoning on land bounded by Trices Road, Springs Road, Birches Road, Prebbleton and bounded to the north currently zoned LX land from LLRZ to GRZ.
DPR-0032	CCC	FS093	Oppose	Oppose submissions that seek an increase in the amount of residential land or density.

Analysis

- 11.2 BRG⁶⁸ seek to rezone the 24 properties within the Ballantrae subdivision from a LLRZ to a GRZ, which is provided for as a MRZ through Variation 1 to the PDP (refer to the **Figure 25**). This is to facilitate the intensification of the existing properties within the subdivision to enable approximately 55 to 75 infill sections.
- 11.3 Expert planning, transport and submitter representative evidence has been provided to support the BRG submission. Evidence has also been provided in support of the further submissions from CCC⁶⁹.

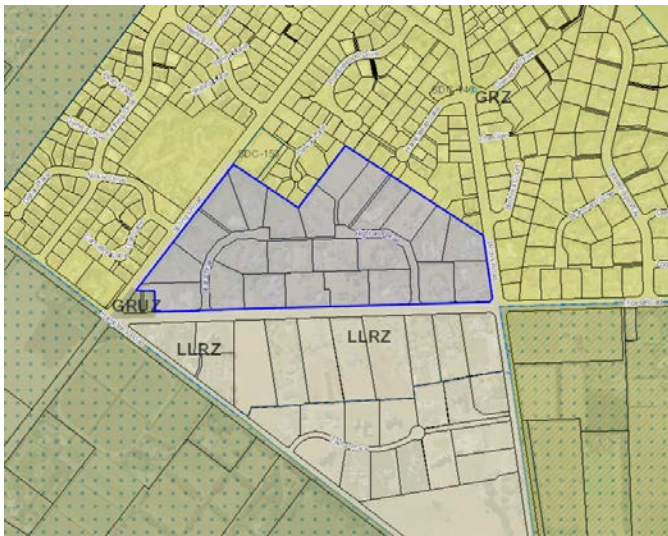


Figure 25: Map of submitters rezoning request

- 11.4 The rezoning request from BRG is effectively supporting the MRZ provided for in Variation 1, the substantive merits of which will need to be determined once the period for lodging further submissions has closed.
- 11.5 On the basis of the above assessment, I recommend that the submission from BRG⁷⁰ is rejected for the following reasons:

⁶⁸ DPR-0134.001 BRG

⁶⁹ DPR-0032 FS092 CCC

⁷⁰ DPR-0134.001 BRG

11.5.1 The GRZ that is sought by the submission is captured a MDRZ under Variation 1 to the PDP, which is outside the scope of the submission.

Recommendation

11.6 I recommend, for the reasons given above, that the Hearings Panel retain the provision as notified.

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

Submission

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0263	T Clode	001	Support	Request smaller sections surrounding the Prebbleton township, including from 5,000m ² to 1,000m ² at 9 Highland Brae.
DPR-0032	CCC	FS123	Oppose	Oppose submissions that seek an increase in the amount of residential land or density.

Analysis

11.8 T Clode⁷¹ is the owner of 9 Highland Brae, which is located within the Ballantrae subdivision (refer to **Figure 26**). The submitter does not appear to be part of the BRG and request that a range of section sizes between 1,000m² to 5,000m² are enabled under the PDP. This would require a rezoning to something between the GRZ and LDRZ as the Subdivision Chapter SUB-TABLE1 applies a minimum average net site area of 5,000m² and SUB-TABLE2 a minimum net site area of 3,000m² to the LLRZ. No evidence is provided in support of the submission. Evidence has also been provided in support of the further submissions from CCC⁷².

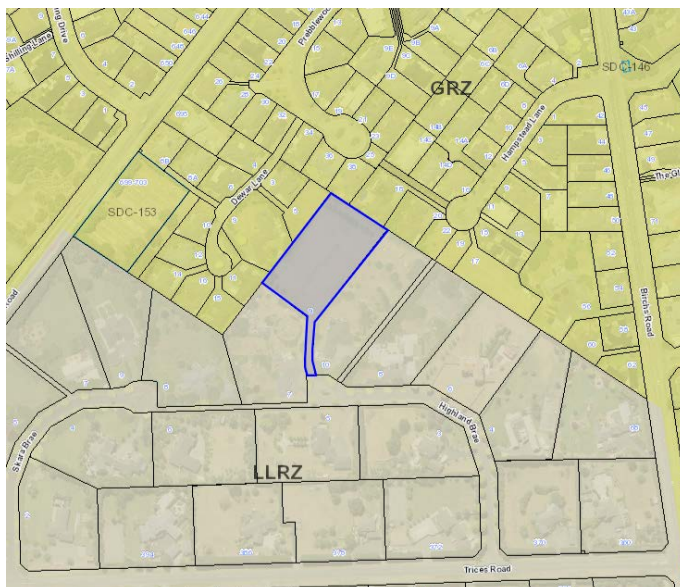


Figure 26: PDP map of 9 Highland Brae

11.9 The re-zoning request from T Clode seeks to increase the density of an existing Living 2A and proposed LLRZ so is subject to the Intensification Framework. While in principle I support the

⁷¹ DPR-0263.001 T Clode

⁷² DPR-0032 FS123 CCC

benefits of increasing densities within urban areas, there is insufficient evidence to determine the substantive merits of the rezoning at this point in time. This precludes an assessment to be made on whether the Intensification Framework criteria will be satisfied, including in respect to how the rezoning will:

- a. Promote the efficient use of infrastructure.
- b. Avoid adverse impacts on the surrounding environment.
- c. Promote the safe, efficient and effective functioning of the strategic transport network.
- d. Achieve desirable built form amenity and amenity values.
- e. Promote walking, cycling and public transport access.
- f. Confirm land suitability (contaminated land and geotechnical assessments).

11.10 The zoning required to enable the intensification sought by the submitter is inconsistent with the MRZ proposed through Variation 1 and needs to be evaluated through the subsequent IPI hearings process.

11.11 On the basis of the above assessment, I recommend that the submission⁷³ is rejected for the following reasons:

11.11.1 There is insufficient evidence to enable the substantive merits of the rezoning request, which is inconsistent with the MRZ proposed for the site under Variation 1.

Recommendation

11.12 I recommend, for the reasons given above, that the Hearings Panel retain the provision as notified.

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

12. Requests to rezone land in Prebbleton from GRUZ to GRZ

Submissions

12.1 12 submission points and 33 further submissions were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0044	X Chen	001	Oppose	Amend the zone of the Subject Area, including 330 Trents Road (Lot 1 DP 42643 BLK XIII Christchurch SD), into a Specific Control Area (lot sizes 2,000-5,000sqm) in the GRUZ-SCHED2.
DPR-0032	CCC	FS090	Oppose	Oppose submissions that seek an increase in the amount of residential land or density.
DPR-0206	UHL	FS004	Support	Allow in relation to Shands Road properties.
DPR-0375	Waka Kotahi	FS245	Oppose	Further consideration is given to the submission prior to determining whether an increased density is appropriate.

⁷³ DPR-0263.001 T Clode

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0400	S Shamy	FS001	Oppose in part	<i>The submission be rejected, as the Further Submitter's preferred outcome; or, in the alternative and as less preferred relief, that the Further Submitter's land received equivalent treatment.</i>
DPR-510	G Tod	FS001	Support	<i>That the council support that the section size be no less than 5000 square meters to ensure the enhancement of the environment and to retain the rural aspect of the area.</i>
DPR-0143	G & L Burgess	001	Support in part	Amend zoning at 93 Tosswill Road, Prebbleton (legally described as Lot 4 DP 538252) from General Rural Zone to General Residential Zone.
DPR-0032	CCC	FS096	Oppose	<i>Oppose submissions that seek an increase in the amount of residential land or density.</i>
DPR-0446	Transpower	FS009	Neither support nor oppose	<i>If the submission is allowed, ensure that the site can be subdivided and developed in a manner that complies with the relevant rules and therefore avoids sensitive activities in the National Grid Yard and does not compromise the National Grid.</i>
DPR-0153	B Breen	001	Oppose	Amend zoning at 471 Springs Road (which appears to be legally described as LOT 2 DP 65763 BLK XIII CHCH SD) near Prebbleton from GRUZ to GRZ.
DPR-0032	CCC	FS098	Oppose	<i>Oppose submissions that seek an increase in the amount of residential land or density.</i>
DPR-0446	Transpower	FS010	Neither support nor oppose	<i>If the submission is allowed, ensure that the site can be subdivided and developed in a manner that complies with the relevant rules and therefore avoids sensitive activities in the National Grid Yard and does not compromise the National Grid.</i>
DPR-0174	G & J Drinnan	001	Oppose in part	Amend zoning at 2 Hamptons Road, Prebbleton (legally described as Lot 1 DP 365486) from General Rural Zone to a residential zone, (preferably) General Residential Zone.
DPR-0032	CCC	FS103	Oppose	<i>Oppose submissions that seek an increase in the amount of residential land or density.</i>
DPR-0298	TRRG	FS349	Support in part	Accept submission in part.
DPR-0307	W & H Bishop	FS007	Support	Allow submission in full.
DPR-0408	Urban Estates	FS001	Support	Allow the submission.
DPR-0203	M Springer	002	Oppose in part	Rezone Lot 1 DP 60589 to General Residential Zone.
DPR-0032	CCC	FS114	Oppose	<i>Oppose submissions that seek an increase in the amount of residential land or density.</i>
DPR-0206	UHL	002 & 003	Oppose in part	Amend the planning maps so as to zone all land bounded by Springs Road, Hamptons Road, Shands Road and Trents Road, on the western side of Prebbleton as GRZ, rather than GRUZ, so as to enable the equivalent outcomes as sought by private Plan Change 68.
DPR-0032	CCC	FS115	Oppose	<i>Oppose submissions that seek an increase in the amount of residential land or density.</i>
DPR-0044	X Chen	FS003	Oppose in part	Amend the planning maps so as to zone all land bounded by Springs Road, Hamptons Road, Shands

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
				<i>Road and Trents Road, on the western side of Prebbleton as GRZ, rather than GRUZ.</i>
DPR-0375	Waka Kotahi	FS296	Oppose	<i>The proposed Prebbleton Development Area should be assessed in its entirety to understand the potential effects before consideration is given to accept it into the District Plan.</i>
DPR-0400	S Shamy	FS002	Oppose	<i>The submission be rejected, as the Further Submitter's preferred outcome; or, in the alternative and as less preferred relief, that the Further Submitter's land be rezoned or otherwise able to be developed, to the same residential density.</i>
DPR-0510	G Tod	FS003	Oppose	<i>To reject the proposed Plan Change 68.</i>
DPR-0599	D & J Somerfield	FS002	Oppose	<i>Disallow the submission in full.</i>
DPR-0298	TRRG	001	Oppose	Amend Planning Maps by rezoning the following land from GRUZ to GRZ: Lots 1 & 2 DP 73583, Lot 1 DP 3896, Lot 1 DP 5284, Lot 1 DP 78905, Lots 1 & 2 DP 360577 and Pt RS342.
DPR-0032	CCC	FS126	Oppose	<i>Oppose submissions that seek an increase in the amount of residential land or density.</i>
DPR-0174	G & J Drinnan	FS001	Support	<i>Allow submission in full.</i>
DPR-0307	W & H Bishop	FS001	Support	<i>Allow submission in full.</i>
DPR-0298	TRRG	003	Oppose	Insert a new development plan for Prebbleton, attached as Appendix 3 to the original decision.
DPR-0032	CCC	FS128	Oppose	<i>Oppose submissions that seek an increase in the amount of residential land or density.</i>
DPR-0307	W & H Bishop	001	Oppose in part	Amend zoning at 281 Trices Road, Prebbleton (Lot 2 DP 5857) from GRUZ to a residential zone (GRZ is preferred).
DPR-0032	CCC	FS130	Oppose	<i>Oppose submissions that seek an increase in the amount of residential land or density.</i>
DPR-0174	G & J Drinnan	FS003	Support	<i>Allow submission in full.</i>
DPR-0298	TRRG	FS350	Support in part	<i>Accept submission in part.</i>
DPR-0400	S Shamy	001	Oppose	Retain GRUZ as it applies to 701 Shands Road (LOT 1 DP 16799 BLK XIII CHCH SD), Prebbleton and a substantial part of the area bounded by Shands Road, Trents Road, Hamptons Road and the current limit of the Prebbleton Urban Area or, less preferred, rezone 701 Shands Road to the same zoning if other land in the area is rezoned residential.
DPR-0206	Urban Holdings	FS005	Support in part	<i>Allow in part by including 701 Shands Road in the area to be rezoned Residential as requested in proposed Plan Change 68.</i>
DPR-0426	Survus	001	Oppose	Amend to rezone 628 Shands Road and neighbouring land from GRUZ to Commercial and/or General Residential or Large Lot Residential with Large Lot Residential lot sizes of 1,000-3,000m ² plus.
DPR-0032	CCC	FS160	Oppose	<i>Oppose submissions that seek an increase in the amount of residential land or density.</i>

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0430	T Waghorn	001	Support in part	Amend to rezone 105 Tosswill Road (Lot 1 DP 34032) from GRUZ to GRZ.
DPR-0032	CCC	FS161	Oppose	Oppose submissions that seek an increase in the amount of residential land or density.
DPR-0277	G Fowler	FS002	Oppose in part	Allow but with conditions as to Tosswill Road frontage minimum site areas.
DPR-0538	M Carpenter	FS002	Support in part	I want Council to allow this decision.
DPR-0556	P Buchan	FS001	Oppose	Disallowed in full or amend to low density lifestyle residential blocks compatible with the current environment within which it sits.
DPR-0432	BVL	001	Oppose	Amend to rezone the land identified in the submission from GRUZ to GRZ.
DPR-0032	CCC	FS163	Oppose	Oppose submissions that seek an increase in the amount of residential land or density.
DPR-0298	TRRG	FS354	Neither support nor oppose	Neither accept nor reject the submission.
DPR-0446	Transpower	FS053	Neither support nor oppose	If the submission is allowed, ensure that the site subject to the submission can be subdivided and developed in a manner that complies with the relevant rules and therefore avoids sensitive activities in the National Grid Yard and does not compromise the National Grid.

Analysis

- 12.2 X Chen⁷⁴ requests that the land at 330 Trents Road and 682 and 687 Shands Road are included in the PDP as a Specific Control Area to facilitate the subdivision of lot sizes that range in size from 2,000m² to 5,000m² for these properties (refer to **Figure 27**). The site is the balance of the larger GRUZ block that includes the PC68 site, which is on the southern and eastern boundaries of the submitters land at 330 Trents Road. The site is comprised of Class 2 highly productive soils, so the rezoning is subject to the NPS-HPL.
- 12.3 Evidence has been provided in support of this submission and includes an evaluation of the appropriateness of the rezoning against the Greenfield Framework. This evidence establishes that the relief has been amended to rezone the land to a GRZ, instead of the Specific Control Area that was initially sought and is referenced in the summary of submissions⁷⁵.

⁷⁴ DPR-0044.001 X Chen

⁷⁵ [Rezoning requests - Submitter evidence \(selwyn.govt.nz\)](#)



Figure 27: PDP map of submitters land

- 12.4 G & L Burgess⁷⁶ requests that the land at 93 Tosswill Road is rezoned from GRUZ to GRZ (refer to **Figure 28**). The site is the RRS14 Area 9 and is subject to the PDP UGO but remains undeveloped and is not included in Variation 1. The site is comprised of Class 1 highly productive soils, so the rezoning is subject to the NPS-HPL. Substantial land use change and residential subdivision development has occurred on the land on the western boundary of the site in recent years in accordance with SDP ODP Area 4⁷⁷. Planning evidence has been provided in support of this submission. Evidence has also been provided in support of the further submissions from CCC⁷⁸ and Transpower⁷⁹.

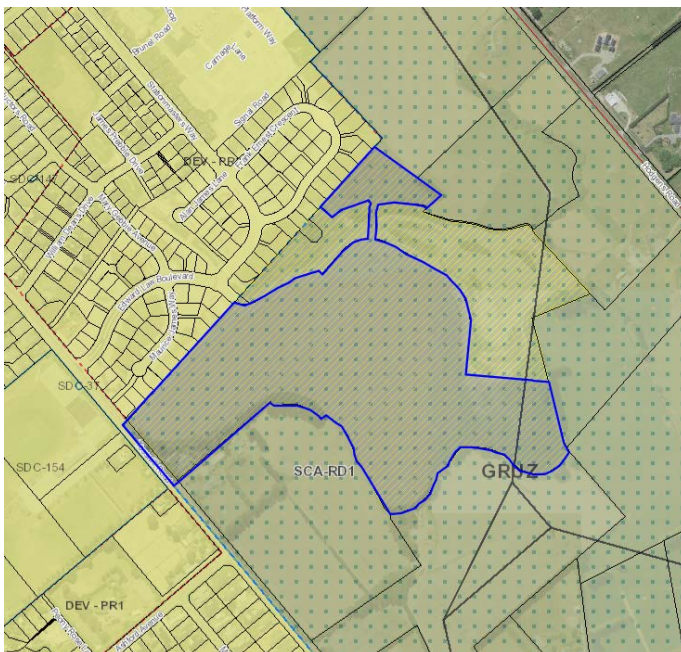


Figure 28: PDP map of 93 Tosswill Road

⁷⁶ DPR-0143.001 G & L Burgess

⁷⁷ SDP Township Volume, Part E Appendix 42 ODP Prebbleton LZ

⁷⁸ DPR-0032 FS096 CCC

⁷⁹ DPR-0446 FS009 Transpower

- 12.5 B Breen⁸⁰ requests that the land at 471 Springs Road is rezoned from GRUZ to GRZ (refer to **Figure 29**). The site is located within the rural land between Prebbleton and the Christchurch Territorial Authority boundary to the north. The site is comprised of LUC Class 1 highly productive soils, so the rezoning is subject to the NPS-HPL. No planning evidence has been provided in support of this submission. Evidence has been provided in support of the further submissions from CCC⁸¹ and Transpower⁸².

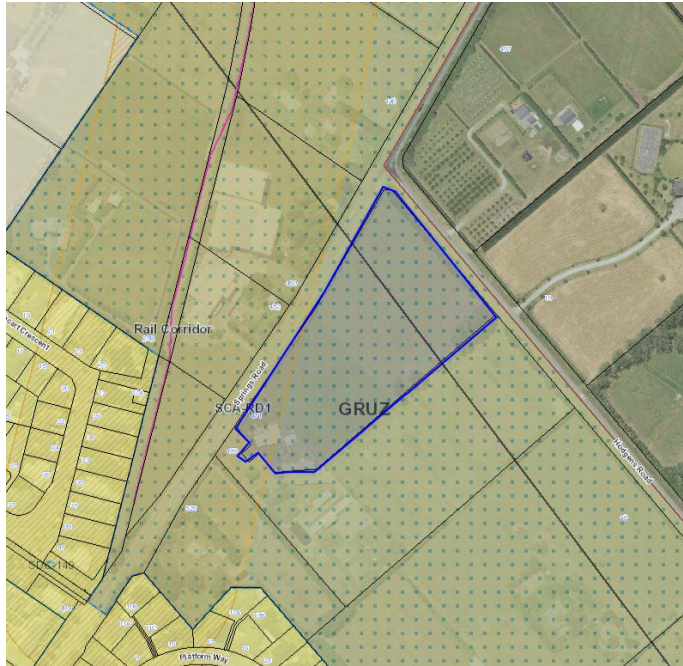


Figure 29: PDP map of 471 Springs Road

- 12.6 G & J Drinnan⁸³ request that the land at 2 Hamptons Road is rezoned from GRUZ to GRZ (refer to **Figure 30**). The property is located between the PC72⁸⁴ site to the north-east and Prebbleton Reserve to the west and south and is subject to the GRUZ. The submitter is an appellant to the decision on PC72⁸⁵. Evidence has been provided in support of this submission, including planning, contaminated land, geotechnical, stormwater, and landscape and visual. Evidence has also been provided in support of the further submissions from CCC⁸⁶.

⁸⁰ DPR-0153.001 B Breen

⁸¹ DPR-0032 FS098 CCC

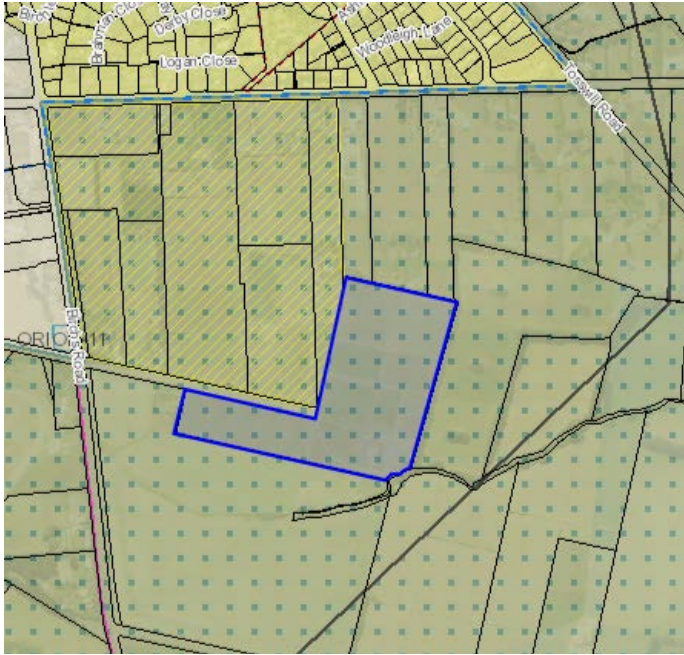
⁸² DPR-0446 FS010 Transpower

⁸³ DPR-0174.001 G & J Drinnan

⁸⁴ [Selwyn District Council - Private plan change request 72: Rezone approx. 28 ha in Prebbleton](#)

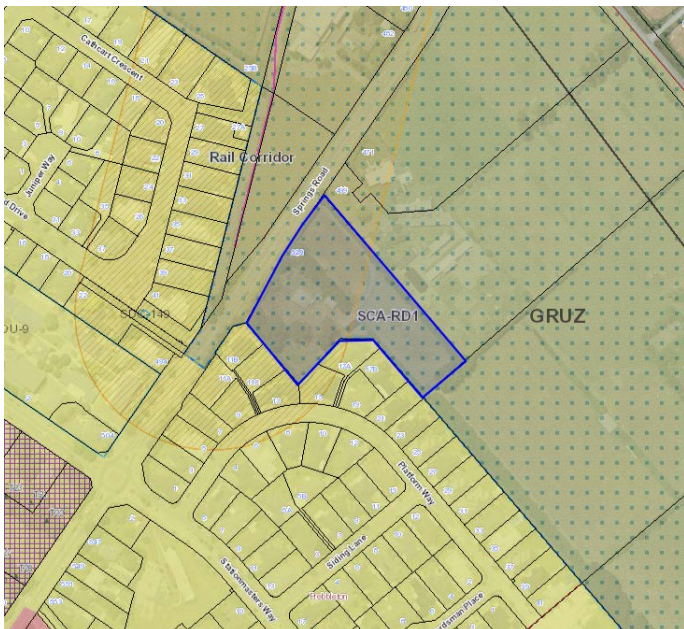
⁸⁵ [Plan-Change-72-Notice-of-appeal-Drinnan-v-SDC.pdf \(selwyn.govt.nz\)](#)

⁸⁶ DPR-0032 FS103 CCC



**Figure 30: PDP map of
2 Hamptons Road**

- 12.7 M Springer⁸⁷ requests that the land at 529 Springs Road is rezoned from GRUZ to GRZ (refer to **Figure 31**). The site is located on the northern gateway to the township and is consolidated with the GRZ on its southern boundaries. The site is comprised of Class 1 highly productive soils, so the rezoning is subject to the NPS-HPL. A portion of that site was initially identified as a residential 'greenfield' priority area in CRPS Chapter 6 Map A but was subsequently removed. No evidence has been provided in support of this submission. Evidence has been provided in support of the further submissions from CCC⁸⁸.



**Figure 31: PDP map of
529 Springs Road**

⁸⁷ DPR-0203.002 M Springer

⁸⁸ DPR-0032 FS114 CCC

- 12.8 UHL⁸⁹ request that the land within the block that is generally contained by Trents Road to the north, the Sterling Park subdivision to the east, Hamptons Road to the south and Shands Road to the west is rezoned from GRUZ to GRZ Refer to **Figure 32**). The site is subject to PC68⁹⁰, which is a GRUZ under the PDP as notified and MRZ under Variation 1⁹¹. The site is comprised of Class 2 and 3 highly productive soils, so the rezoning is subject to the NPS-HPL. Substantive evidence was provided by the plan change proponent and the SDC reporting officers at the PC68 hearing. A decision has been notified and the appeal period closes on 14 October 2022⁹². Evidence has been provided in support of this submission, including planning, infrastructure, transport, economics, real estate, urban design, and versatile soils. Evidence has also been provided in support of the further submissions from CCC⁹³.

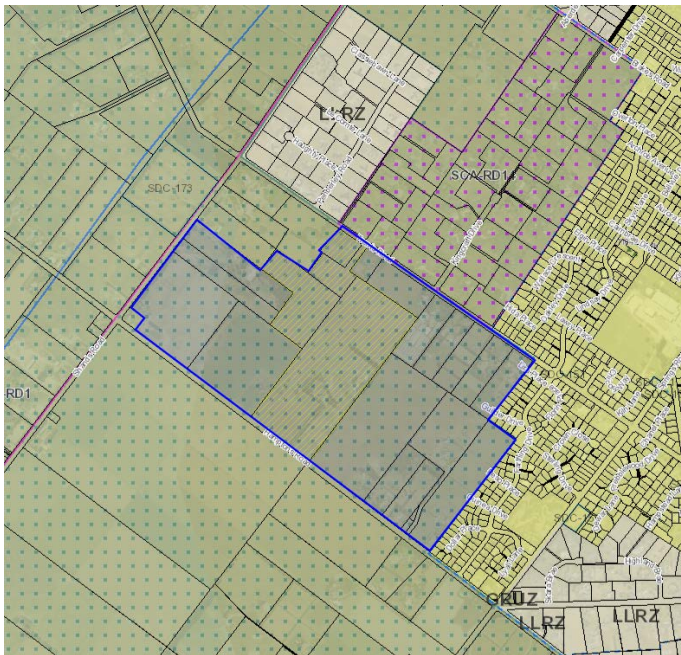


Figure 32: PDP map of the submitters land

- 12.9 TRRG⁹⁴ request that the land within the block that is generally contained by Trents Road to the north, Hamptons Road to the south and Birchs Road to the west, is rezoned from GRUZ to GRZ. The site is identified by the MRZ in **Figure 33**. The southern extent of the site is comprised of Class 1 and 2 highly productive soils, so the rezoning is subject to the NPS-HPL. The site is north of Prebbleton Reserve and is subject to PC72⁹⁵, which is a GRUZ under the PDP as notified and MRZ under Variation 1⁹⁶. The decision on PC72 has been appealed on the grounds of stormwater drainage and the inclusion of adjoining land⁹⁷. Substantive evidence was provided by the plan change proponent and the SDC reporting officers at the PC72 hearing⁹⁸.

⁸⁹ DPR-0206.002 & .003 UHL

⁹⁰ [Selwyn District Council - Private plan change request 72: Rezone approx. 28 ha in Prebbleton](#)

⁹¹ [Section 32 Variation PC68 final \(selwyn.govt.nz\)](#)

⁹² [Selwyn District Council - Private plan change request 68: Rezone approx. 67 ha in Prebbleton](#)

⁹³ DPR-0032 FS115 CCC

⁹⁴ DPR-0298.001, .002 & .003 TRRG

⁹⁵ [Selwyn District Council - Private plan change request 72: Rezone approx. 28 ha in Prebbleton](#)

⁹⁶ [Section 32 Variation PC72 final \(selwyn.govt.nz\)](#)

⁹⁷ [Plan-Change-72-Notice-of-appeal-Drinnan-v-SDC.pdf \(selwyn.govt.nz\)](#)

⁹⁸ [Selwyn District Council - Private plan change request 68: Rezone approx. 67 ha in Prebbleton](#)

12.10 Evidence has been provided in support of this submission, including planning, services, stormwater, traffic, real estate, economic, and urban design. Evidence has also been provided in support of the further submissions from CCC⁹⁹.

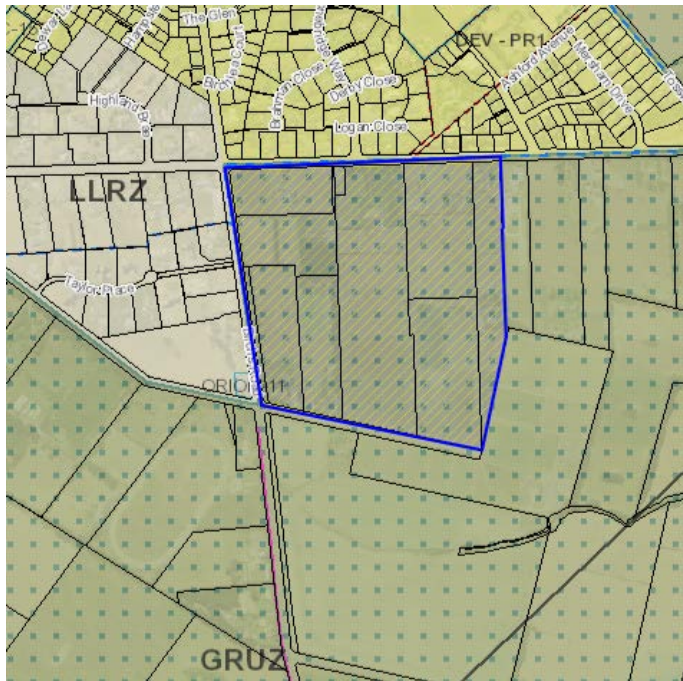


Figure 33: PDP map of the submitters land

12.11 W & H Bishop¹⁰⁰ request that the land at 281 Trices Road is rezoned from GRUZ to GRZ (refer to **Figure 34**). The site is located south of Trices Road and east of the PC68 site. The land is comprised of Class 2 highly productive soils, so the rezoning is subject to the NPS-HPL. No planning evidence has been provided in support of this submission. Evidence has been provided in support of the further submissions from CCC¹⁰¹.

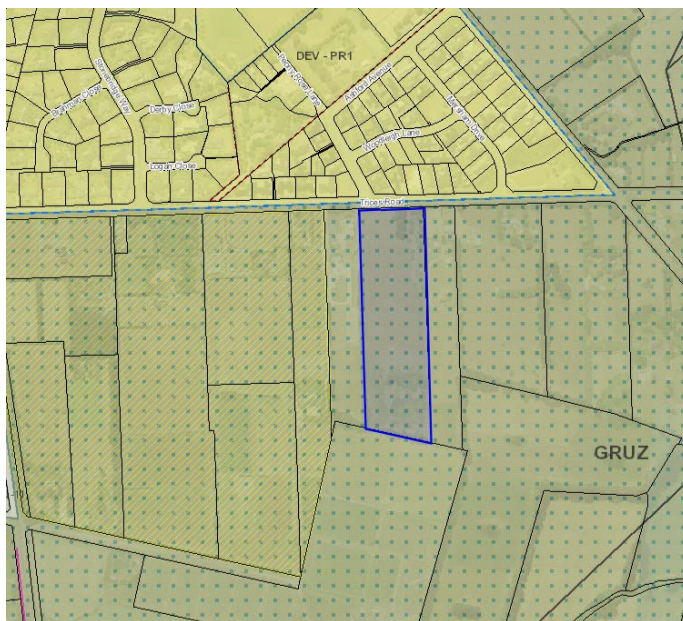


Figure 34: PDP map of 281 Trices Road

⁹⁹ DPR-0032 FS126 CCC

¹⁰⁰ DPR-0307.001 W & H Bishop

¹⁰¹ DPR-0032 FS130 CCC

12.12 S Shamy¹⁰² requests that the GRUZ applied to the property at 701 Shands Road is retained but that it be rezoned from GRUZ to GRZ should the wider block bounded by Shands Road, Trents Road, Hamptons Road and the Sterling Park subdivision be identified for a GRZ (refer to **Figure 35**).

12.13 The land is comprised of Class 2 highly productive soils, so the rezoning is subject to the NPS-HPL. The land to the north, east and south are subject to rezoning requests by X Chen¹⁰³ and UHL¹⁰⁴ respectively that are both seeking a GRZ and is located south of Trices Road and east of the PC68 site. Evidence has been provided in support of this submission, including planning, infrastructure, transport, urban design, and versatile soils. The legal memorandum submitted with this evidence establishes that the submitter seeks to be rezoned with equivalent densities of those sought in the UHL¹⁰⁵ submission, which is from GRUZ to GRZ.



Figure 35: PDP map of 701 Shands Road

12.14 Survus¹⁰⁶ request that the land at 628 Shands Road is rezoned from GRUZ to GRZ (refer to **Figure 36**). The site is a rural land holding on the western side of Shands Road, which is subject to the GRUZ in the PDP. The land is comprised of Class 2 highly productive soils, so the rezoning is subject to the NPS-HPL. No planning evidence has been provided in support of this submission. Evidence has been provided in support of the further submissions from CCC¹⁰⁷.

¹⁰² DPR-0400.001 S Shamy

¹⁰³ DPR-044.001 X Chen

¹⁰⁴ DPR-0206.002 & .003 UHL

¹⁰⁵ DPR-0206.002 & .003 UHL

¹⁰⁶ DPR-0426.001 Survus

¹⁰⁷ DPR-0032 FS160 CCC



Figure 36: PDP map of 628 Shands Road

12.15 T Waghorn¹⁰⁸ request that the land at 105 Tosswill Road is rezoned from GRUZ to GRZ (refer to **Figure 37**). The site is located adjacent to the UGO that applies to the RR14 Area 9. No planning evidence has been provided in support of this submission. The northern extent of the site is comprised of Class 1 highly productive soils, so the rezoning is subject to the NPS-HPL. Evidence has been provided in support of the further submissions from CCC¹⁰⁹.

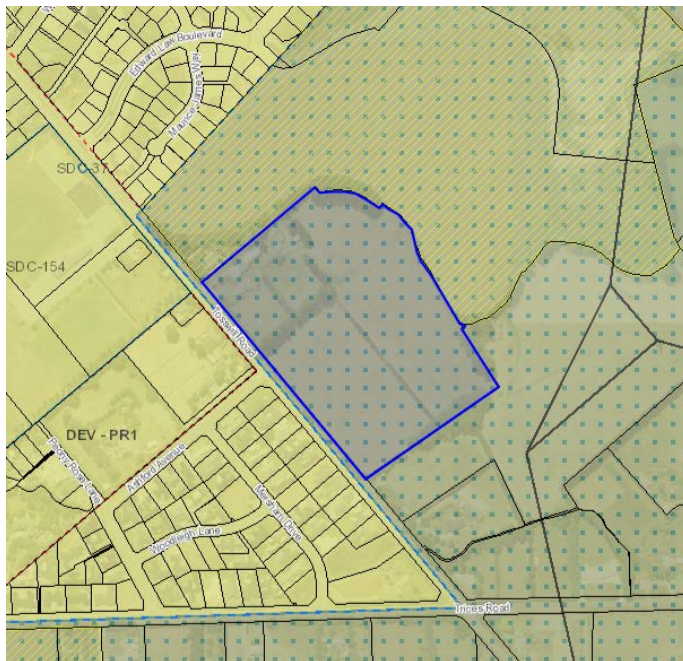


Figure 37: PDP map of 628 Shands Road

¹⁰⁸ DPR-0430.001 T Waghorn

¹⁰⁹ DPR-0032 FS161 CCC

- 12.16 BVL¹¹⁰ requests that multiple properties south of Hamptons Road and west of Birchs Road are rezoned from GRUZ to GRZ (refer to **Figure 38**). The site is south of the existing township boundary and west of Prebbleton Reserve.
- 12.17 The land is subject to PC79¹¹¹, which has been accepted for processing and notified for public submissions. A hearing to consider the submissions, further submissions and the substantive evidence of the plan change proponents and SDC reporting officers is scheduled to take place at the close of submissions. It therefore does not qualify for inclusion in Variation 1¹¹².
- 12.18 The site is comprised of Class 1 and 2 highly productive soils, so the rezoning is subject to the NPS-HPL. Evidence has been provided in support of this submission, including planning, geotechnical, servicing, versatile soils, contaminated land, traffic, housing capacity, economic, and urban design. Evidence has been provided in support of the further submissions from CCC¹¹³ and Transpower¹¹⁴.

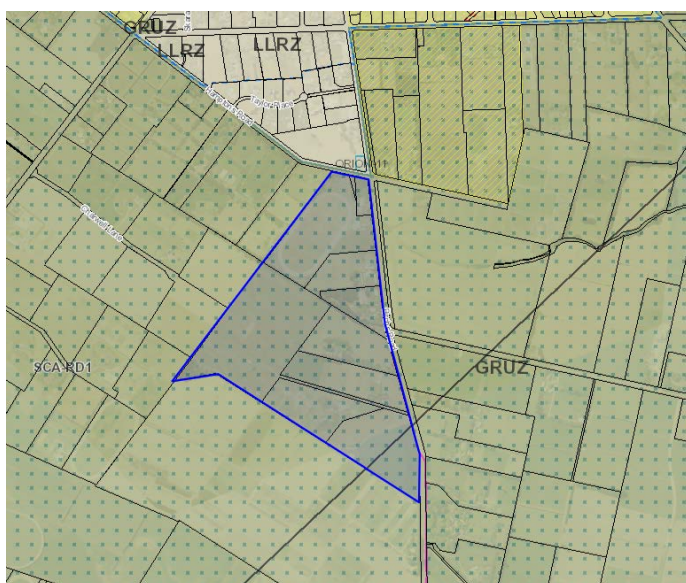


Figure 38: PDP map of the submitters land

- 12.19 As outlined in Section 5 above, all rezoning requests on the PDP seeking a change from GRUZ to GRZ have been superseded by Variation 1 that had immediate legal effect from 20 August 2022. Therefore, there is no scope to be able to grant the relief being sought through submissions on the PDP for a GRZ in this initial process. The substantive merits of whether a MRZ is appropriate in the locations contained within the notified version, or to apply the MRZ to other areas to facilitate residential 'greenfield' development on the periphery of Prebbleton, need to be determined through the IPI process. This will also require an evaluation on whether the rezoning is consistent with qualifying matters under NPS-UD Policy 8 and NPS-HPL Objective 1 and Policies 1, 4, 5, 7 and 8 where the land is not subject to the UGO and is outside the township boundary provided for in CRPS Chapter 6 Map A.

¹¹⁰ DPR-0432.001 BVL

¹¹¹ [Selwyn District Council - Private plan change request 79: rezone approx. 37 hectares in Prebbleton](#)

¹¹² [Section 32 Variation \(selwyn.govt.nz\)](#)

¹¹³ DPR-0032 FS163 CCC

¹¹⁴ DPR-0032 FS032 Transpower

12.20 On the basis of the above assessment, I recommend that the submissions¹¹⁵ seeking a GRZ are rejected for the following reasons:

12.20.1 The submitter's relief has been superceded by Variation 1 to the PDP. The appropriateness of replacing the GRZ to the MRZ as notified or alternatives should be determined through that process. evaluated through the IPI process that are scheduled to take place at a later date.

Recommendation

12.21 I recommend, for the reasons given above, that the Hearings Panel retain the provision as notified.

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

13. Conclusion

13.1 For the reasons set out in 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.

¹¹⁵ DPR-044.001 X Chen, DPR-0143.001 G & L Burgess, DPR-0153.001 B Breen, DPR-0174.001 G & J Drinnan, DPR-0206.002 & .003 UHL, DPR-298.001, .002 & .003 TRRG, DPR-0307.001 W & H Bishop, DPR-0400.001 S Shamy, DPR-0430.001 T Waghorn, DPR-0426.001 Survus and DPR-0432 BVL