

Proposed Selwyn District Plan



Section 42A Report

Report on submissions and further submissions

Strategic Directions

Robert Love

9 July 2021

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List of submitters and further submitters addressed in this report

Strategic Directions

Submitter ID	Submitter Name	Abbreviation
DPR-0032	Christchurch City Council	CCC
DPR-0068	MetroPort Christchurch (MetroPort)	-
DPR-0101	Chorus New Zealand Limited, Spark New Zealand Trading Limited & Vodafone New Zealand Limited	Chorus, Spark and Vodafone
DPR-0126	Foster Commercial	-
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	-
DPR-0137	Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd	-
DPR-0142	New Zealand Pork Industry Board (NZ Pork)	NZ Pork
DPR-0157	Kevin & Bonnie Williams	-
DPR-0176	Brent Macaulay & Becky Reid	-
DPR-0178	Carey Manson	-
DPR-0180	Peter & Christine Bond	-
DPR-0209	Manmeet Singh	-
DPR-0212	Ellesmere Sustainable Agriculture Incorporated	ESAI
DPR-0246	Craig Robertson	-
DPR-0260	Canterbury Regional Council (Environment Canterbury)	CRC
DPR-0269	Heritage New Zealand Pouhere Taonga	HNZ
DPR-0279	Rex Verity	-
DPR-0283	David Evans	-
DPR-0298	Trices Road Re-zoning Group	-
DPR-0301	Upper Waimakariri/Rakaia Group (UWRG)	-
DPR-0302	Alison Smith, David Boyd & John Blanchard	-
DPR-0305	April Fitzjohn	-
DPR-0318	Susan Chaney	-
DPR-0343	Canterbury District Health Board	CDHB
DPR-0344	Four Stars Development Ltd & Gould Developments Ltd	-
DPR-0347	Richard Erskine & Trish Standfield	-
DPR-0353	Horticulture New Zealand	HortNZ
DPR-0357	Siana Fitzjohn	-
DPR-0358	Rolleston West Residential Limited (RWRL)	-
DPR-0359	Fire and Emergency New Zealand	FENZ
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	-
DPR-0365	Stuart PC Limited	-
DPR-0367	Orion New Zealand Limited	-
DPR-0370	Fonterra Limited	-
DPR-0371	Christchurch International Airport Limited	CIAL
DPR-0372	Dairy Holdings Limited	-
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	-
DPR-0375	Waka Kotahi NZ Transport Agency	NZTA
DPR-0376	Fox & Associates	-
DPR-0379	Jill Thomson	-
DPR-0381	Coleridge Downs Limited	-
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	-

Submitter ID	Submitter Name	Abbreviation
DPR-0388	Craigmore Farming Services Limited	-
DPR-0390	Rakaia Irrigation Limited (RIL)	-
DPR-0396	Woolworths New Zealand Limited	-
DPR-0397	Survus Consultants Ltd	-
DPR-0399	Gulf Central Properties Ltd & Apton Developments Ltd	-
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	-
DPR-0411	Hughes Developments Limited	-
DPR-0412	Hughes Developments	-
DPR-0414	Kāinga Ora - Homes & Communities	Kāinga Ora
DPR-0415	Fulton Hogan Limited	-
DPR-0420	Synlait Milk Limited	
DPR-0422	Federated Farmers of New Zealand - North Canterbury	Federated Farmers
DPR-0427	Lou Sanson, Director-General of Conservation	DoC
DPR-0432	Birchs Village Limited	-
DPR-0439	Rayonier Matariki Forests	-
DPR-0441	Trustpower Limited	-
DPR-0446	Transpower New Zealand Limited	-
DPR-0448	New Zealand Defence Force	NZDF
DPR-0453	Midland Port, Lyttelton Port Company Limited	-
DPR-0456	Four Stars Development & Gould Developments Ltd	-
DPR-0458	KiwiRail Holdings Limited (KiwiRail)	KiwiRail
DPR-0460	Marama Te Wai Ltd	-
DPR-0461	Dunweavin 2020 Ltd	-
DPR-0481	Graeme and Virginia Adams	-
DPR-0482	Jayne Grace Philp	-
DPR-0486	Coleridge Downs Limited	-
DPR-0488	Dally Family Trust and Julia McIlraith	-
DPR-0491	Paul and Sue Robinson	-
DPR-0492	Kevler Development Ltd	-
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	-
DPR-0524	Nelson Early	-
DPR-0537	Stephen Lycett	-
DPR-0565	Shelley Street Holdings Ltd	-
DPR-0574	Macrocarpa Supplies Limited	-
DPR-0575	Makz Trailers Limited	-
DPR-0577	Southern Horticultural Products Ltd	-
DPR-0578	Elene (Helen) Anderson	-
DPR-0580	Kersey Park Limited	-
DPR-0584	Barron Family Trust	-
DPR-0587	Lloyd Bathurst	-
DPR-0588	Michael House	-
DPR-0594	Andrew and Amanda Diehl	-

“Non-DPR” (submissions and further submissions not related to the District Plan Review)

Submitter ID	Submitter Name	Abbreviation
DPR-0012	Claire & Michael Elford	-
DPR-0024	Heather Jonson	-
DPR-0035	Andrew Palliser	-
DPR-0048	Brian Thompson & Helen Davey	-
DPR-0055	Kathryn Taylor	-
DPR-0061	Ian Forsyth	-
DPR-0078	Ian Laurenson	-
DPR-0106	Josephine Moffat	-
DPR-0150	Barry Moir	-
DPR-0168	Paula Godfrey	-
DPR-0179	Philip Baldwin	-
DPR-0202	T & K Hopper, B & R Jacques, B & F Mckeich, R & S Silcock, D & K Perrott, T Richardson & H Carmichael	-
DPR-0209	Manmeet Singh	-
DPR-0233	Canterbury Botanical Society	-
DPR-0267	Jill & Hugh Stevenson	-
DPR-0268	E J Smith	-
DPR-0281	John, Vicki & Megan Qudley	-
DPR-0287	Maria Carter	-
DPR-0291	Karen St Guillaume	-
DPR-0301	Upper Waimakariri/Rakaia Group (UWRG)	
DPR-0305	April Fitzjohn	-
DPR-0357	Siana Fitzjohn	-
DPR-0378	The Ministry of Education	-
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	-
DPR-0455	Paul & Fay McOscar	-
DPR-0475	Rolleston Residents Association	-

Withdrawn Submission Points, including further submissions

Submitter ID	Submitter Name	Abbreviation
DPR-0085	Bruce Dellaca	-
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	-
DPR-0302	Alison Smith, David Boyd & John Blanchard	-
DPR-0358	Rolleston West Residential Limited (RWRL)	-
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	-
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	-
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	-
DPR-0488	Dally Family Trust and Julia McIlraith	-

Invalid Submission Points

Submitter ID	Submitter Name	Abbreviation
DPR-0460	Marama Te Wai Ltd	-
DPR-0500	Catherine Barnett	-
DPR-0515	Angela Davis	-
DPR-0549	JR & LD Smart	-
DPR-0569	W (Fred) van Slooten	-
DPR-0564	Jan Norris	-

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
RPS	Canterbury Regional Policy Statement 2013
IMPs	Mahaanui Iwi Management Plan 2013 and Te Taumutu Rūnanga Natural Resources Management Plan 2003
PDP	Proposed Selwyn District Plan
RMA	Resource Management Act 1991
The Council	Selwyn District Council
NZCPS	New Zealand Coastal Policy Statement 2010
NPS-UD	National Policy Statement – Urban Development 2020

1. Purpose of report

- 1.1 This report is prepared under s42A of the RMA in relation to the Strategic Directions 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 The recommendations are informed by evaluation undertaken by myself as the planning author. In preparing this report I have had regard to the s42A Overview report that addresses the higher order statutory planning and legal context.
- 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 Robert Gerard Love and I am employed by the Council as Team Leader – Strategy and Policy. My qualifications include a Bachelor of Environmental Management (Major in Policy and Planning), and a Master of Applied Science (Environmental Management) obtained from Lincoln University. I am an intermediate member of the New Zealand Planning Institute.
- 2.2 I have nine years' experience as a resource management planner, with this work including experience as a resource consents planner for the Canterbury Regional Council, and as a Strategy and Policy Planner for Selwyn District Council. My experience at Selwyn District Council included the preparation of the Overview s32 evaluation, Rural Chapter and s32 evaluation, Transport Chapter and s32 evaluation, and the Energy and Infrastructure Chapter and s32 evaluation.
- 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 relevant to this topic 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 primarily considers the submissions and further submissions that were received in relation to Strategic Directions. However, it also includes those submissions on the Urban Growth Chapter where the submitter has sought that the Urban Growth provisions be elevated to a Strategic Direction. Submission points that are considered to be beyond the scope of the PDP ("non-DPR") or are withdrawn or considered to be invalid are also addressed at the end of this report.
- 3.2 Recommendations are made to either retain provisions without amendment, or amend the provisions. All recommended amendments are shown by way of strikeout and underlining in **Appendix 2** to this Report. Footnoted references to a submitter number, submission point and the abbreviation for their title provide the scope for each recommended change. Where it is considered that an amendment may be appropriate but it would be beneficial to hear further evidence before

making a final recommendation, this is made clear within the report. Where no amendments are recommended to a provision, submissions points that sought the retention of the provision without amendment are not footnoted. Appendix 2 also contains a table setting out any recommended spatial amendments to the PDP Planning Maps.

- 3.3 Clause 16(2) of the RMA allows a local authority to make an amendment to a proposed plan without using a Schedule 1 process, where such an alteration is of minor effect, or may correct any minor errors. A number of alterations have already been made to the PDP using cl.16(2) and these are documented in reports available on the Council's website. Where a submitter has requested the same or similar changes to the PDP that fall within the ambit of cl.16(2), then such amendments will continue to be made and documented as cl.16(2) amendments and identified by way of a footnote in this s42A report.

4. Statutory requirements

Resource Management Act 1991

- 4.1 The PDP must be prepared in accordance with the Council's functions under section 31 of the RMA; Part 2 of the RMA; the requirements of sections 74 and 75, and its obligation to prepare, and have particular regard to, an evaluation report under section 32 of the RMA, any further evaluation required by section 32AA of the RMA; any national policy statement, the NZCPS, national planning standards; and any regulations¹. Regard is also to be given to the CRPS, any regional plan, district plans of adjacent territorial authorities, and the IMPs.
- 4.2 As set out in the Section 32 and Section 42A Overview Reports, 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. These documents are discussed in more detail within this report where relevant to the assessment of submission points. This report also addresses any definitions that are specific to this topic, but otherwise relies on the s42A report that addresses definitions more broadly.
- 4.3 The assessment of submission points is made in the context of the Section 32 reports already undertaken with respect to this topic, being:
- [Strategic Directions](#)
- 4.4 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, as necessary.

National Planning Standards

- 4.5 The PDP must be prepared in accordance to the National Planning Standards, which contains express instructions for the Strategic Directions chapter. These instructions include the following:
- 4.5.1 Any objective that addresses key strategic or significant matters for the district and guide decision making at a strategic level must be placed within this chapter;

¹ Section 74 RMA

- 4.5.2 An urban form and development chapter must be included under the strategic direction heading.

5. Procedural matters

- 5.1 At the time of writing this s42A report there has not been any pre-hearing conferences, clause 8AA meetings or expert witness conferencing in relation to submissions on this topic.

6. Consideration of submissions

Overview of submissions

- 6.1 236 submission points were received in relation to the Strategic Directions Chapter. The common themes derived from these submissions points are:

- *Submitters seeking a compact urban form, with public transport, servicing, and the protection of high quality soils;*
- *Opposition to the use of an 'activity centre network';*
- *Amendment regarding how much housing capacity is appropriate/ enabled;*
- *The addition of rural related objectives;*
- *The degree of allowable/ acceptable risk associated with important infrastructure development in natural hazard environments;*
- *Providing for the protection of infrastructure;*
- *Climate change considerations;*
- *Reverse sensitivity effects on infrastructure, rural activities, and various other activities;*
- *Regional and District Planning integration.*

Structure of this report

- 6.2 The structure of this report follows the strategic objective order as listed in the PDP. Where a submission has raised an issue that relates to an identified issue in the associated s32 report, that submission will be dealt with post the related strategic objective. Where a submission has raised an issue that does not relate to a proposed strategic objective or where it is of a general or overarching nature, then these will be dealt with post all of the strategic objectives. For example:

- *SD-DI-O1*
 - *Submissions on SD-DI-O1*
- *SD-DI-O2 etc.*
- *New issues raised that don't directly relate to the proposed provisions, or is of a general or overarching nature.*

7. SD-DI-O1 Sensational Selwyn

Introduction

- 7.1 The associated issue that this provision is seeking to address is that unfettered development can result in disjointed and out of character outcomes, resulting in an unattractive and poorly functioning environment.

Submissions

- 7.2 11 submissions points and 33 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0101	Chorus, Spark and Vodafone	001	Support	Retain as notified.
DPR-0318	Susan Chaney	003	Support	Requests that objectives are realised for Sensational Selwyn.
DPR-0343	CDHB	011	Support In Part	Amend as follows: ... 3. enhances environmental, economic, cultural, social <u>and health</u> outcomes for the benefit of the entire District.
DPR-0032	CCC	FS010	Support	Include the enhancement of health outcomes in the objective.
DPR-0358	Rolleston West Residential Limited (RWRL)	060	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS957	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS472	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS429	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS477	Support In Part	Accept submission in part
DPR-0492	Kevler Development Ltd	FS407	Support	Accept submission in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS453	Support In Part	Accept the submission in part.
DPR-0359	FENZ	013	Support	Retain as notified.
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	059	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS718	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS643	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS596	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS636	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO
DPR-0492	Kevler Development Ltd	FS251	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS566	Support In Part	Accept the submission in part.
DPR-0371	CIAL	015	Support	Retain as notified
DPR-0353	HortNZ	FS080	Oppose	Reject
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	065	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS532	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS900	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS747	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS779	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0492	Kevler Development Ltd	FS095	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS656	Support In Part	Accept the submission in part.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	067	Support	Retain as notified
DPR-0414	Kāinga Ora	002	Support In Part	Amend as follows: Selwyn is an attractive and pleasant place to live, work, and visit, where development: 1. takes into account the character of individual communities <u>character of planned urban form</u> ; 2. ...
DPR-0157	Kevin & Bonnie Williams	FS094	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS199	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS054	Oppose In Part	Reject submission
DPR-0358	Rolleston West Residential Limited (RWRL)	FS019	Oppose	Reject
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS019	Oppose	Reject
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS019	Oppose	Reject
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS019	Oppose	Reject
DPR-0461	Dunweavin 2020 Ltd	FS080	Oppose In Part	Reject submission
DPR-0492	Kevler Development Ltd	FS476	Oppose	Reject submission points in part

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS074	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS002	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0482	Jayne Grace Philp	003	Oppose	Amend the statement to reflect that these matters haven't been considered or alter the ability for subdivisions in SCA-RD11. Consider changing the approval to already developed land and returning the undeveloped parts of SCA-RD11 to rural land with restrictions on subdivision
DPR-0481	Graeme and Virginia Adams	FS003	Support	Allow all points.
DPR-0524	Nelson Early	FS004	Support	Amend SCA RD 11 provisions to SCA RD2

Analysis

- 7.3 Susan Chaney² has requested that the objective is realised, or in other words occurs. The submission point therefore seems to support the objective. Whilst it is anticipated that the outcome desired in the objective is reached, it is only an objective and is limited in scope to portraying a desired outcome. This strategic objective relies on the underlying chapter specific objectives, policies and methods in the PDP to achieve this end result, including through resource consent assessments and the enforcement of the methods by compliance and monitoring. As such whilst the sentiment of the submission point is accepted, there is no action as part of this process required.
- 7.4 The CDHB³ has requested that 'health' is inserted alongside the four RMA realms of environmental, social, cultural, and economic in order to give it more primacy and clarity as to its importance. While health is considered to be part of the social realm, the term health is expressly used within the NPS-UD, and as such in order to improve certainty that the health outcomes of a district are important, I agree with the submitter's recommendation. Whilst this is a change to the proposed provision, it does not change the approach recommended and assessed through the s32 report, the amendment will only 'unpack' the term 'social'.
- 7.5 Kāinga Ora⁴ has requested that the objective be amended to ensure the District Plan is more forward thinking by having the defined character of a community tied with what is enabled by the Plan rather than being constrained by the existing character of a community. While in principle this approach is accepted, I recommend this submission point be rejected for the following reasons:

² 318-3 Susan Chaney

³ 343-11 CDHB

⁴ 414-2 Kāinga Ora

- 7.5.1 The wording proposed would narrow the scope of the strategic objective, and would render it only applicable to urban areas. This strategic objective is intended to cover the entire district which includes non-urban areas.
- 7.5.2 The objective does not expressly stipulate that the 'existing' character of the individual community needs to be taken into account. The current wording is open enough to allow for either the existing character or Plan enabled character to be taken into account. The objective leaves it up to the zone based chapters to decide between maintaining the existing character of an area, or the anticipated character of an area. Essentially the determined character of an area is derived from what the Plan's more refined provisions enable, the basis of which is derived from this overarching objective.
- 7.5.3 Regarding the submitter's comments on Policy 6 of the NPS-UD and the need for planning decisions to have regard to the planned urban form, this can occur under the proposed framework, and again is linked back to the anticipated outcomes for each zone as prescribed by the zone based provisions.
- 7.6 Jayne Grace Philp⁵ largely seeks a relief of reducing subdivision potential within various rural specific control areas. The same relief is also being sought against various General Rural Zone provisions and as such would be best to be dealt with within that hearing stream.
- 7.7 Chorus, Spark and Vodafone⁶, Rolleston West Residential Limited⁷, FENZ⁸, Iport Rolleston Holdings Limited⁹, CIAL¹⁰, Rolleston Industrial Holdings Limited¹¹, Rolleston Industrial Developments Limited¹² seek to retain the provision as notified. Given the minor amendment recommended resulting from submission point DPR-0343-11, I subsequently recommend that these submission points be accepted in part. On review of the submissions points no matters were raised that would conflict with the proposed amendments.

Recommendations and amendments

- 7.8 I recommend, for the reasons given above, that the Hearings Panel:
- a) Amend SD-DI-O1 as shown in **Appendix 2** to provide better clarity that health is a relevant aspect that needs to be considered, rather than relying on the 'social' aspect to cover this element.
- 7.9 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

8. SD-DI-O2 District Wellbeing and Prosperity

Introduction

⁵ 482-3 Jayne Grace Philp

⁶ 101-1 Chorus, Spark and Vodafone

⁷ 358-60 Rolleston West Residential Limited

⁸ 359-13 FENZ

⁹ 363-59 Iport Rolleston Holdings Limited

¹⁰ 371-15 CIAL

¹¹ 374-65 Rolleston Industrial Holdings Limited

¹² 384-67 Rolleston Industrial Developments Limited

- 8.1 The associated issue that this provision is seeking to address is that incompatible development locating in close proximity to existing activities can undermine their ability to operate, or to operate to the most effective degree. An inefficient planning framework and use of resources can lead to reduced economic potential for the District, and wasted resources.

Submissions

- 8.2 21 submissions points and 50 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0101	Chorus, Spark and Vodafone	033	Support	Retain as notified.
DPR-0142	NZ Pork	018	Support	Retain as notified.
DPR-0260	CRC	001	Support	Retain as notified.
DPR-0353	HortNZ	085	Support	Retain as notified
<i>DPR-0157</i>	<i>Kevin & Bonnie Williams</i>	<i>FS958</i>	<i>Oppose In Part</i>	<i>Reject the submission in part</i>
<i>DPR-0481</i>	<i>Graeme and Virginia Adams</i>	<i>FS015</i>	<i>Support</i>	<i>Allow all points</i>
DPR-0358	Rolleston West Residential Limited (RWRL)	061	Support	Retain as notified
<i>DPR-0157</i>	<i>Kevin & Bonnie Williams</i>	<i>FS946</i>	<i>Support In Part</i>	<i>Accept the submission in part</i>
<i>DPR-0209</i>	<i>Manmeet Singh</i>	<i>FS473</i>	<i>Support In Part</i>	<i>Accept the submission in part</i>
<i>DPR-0298</i>	<i>Trices Road Re-zoning Group</i>	<i>FS430</i>	<i>Support In Part</i>	<i>Accept submission in part</i>
<i>DPR-0461</i>	<i>Dunweavin 2020 Ltd</i>	<i>FS478</i>	<i>Support In Part</i>	<i>Accept submission in part</i>
<i>DPR-0492</i>	<i>Kevler Development Ltd</i>	<i>FS408</i>	<i>Support</i>	<i>Accept submission in part</i>
<i>DPR-0493</i>	<i>Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan</i>	<i>FS454</i>	<i>Support In Part</i>	<i>Accept the submission in part.</i>
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	060	Support	Retain as notified
<i>DPR-0157</i>	<i>Kevin & Bonnie Williams</i>	<i>FS719</i>	<i>Support In Part</i>	<i>Accept the submission in part</i>

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0209	Manmeet Singh	FS644	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS597	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS637	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO
DPR-0492	Kevler Development Ltd	FS252	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS567	Support In Part	Accept the submission in part.
DPR-0365	Stuart PC Limited	001	Oppose In Part	Amend to recognise that the economy and employment base of Selwyn would be supported by attracting new activities to locate in the district and by ensuring that existing activities can operate effectively and efficiently and particular recognition should be made for Industrial Activities.
DPR-0358	Rolleston West Residential Limited (RWRL)	FS020	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS020	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS020	Support	Adopt
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS020	Support	Adopt
DPR-0367	Orion New Zealand Limited	001	Support In Part	Amend as follows: Selwyn's prosperous economy is supported through the efficient use of land, resources, and infrastructure, while ensuring existing activities are protected from incompatible activities <u>and reverse sensitivity effects.</u>
DPR-0142	NZ Pork	FS042	Support	Allow in full
DPR-0353	HortNZ	FS017	Support	Accept
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS570	Oppose	Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0370	Fonterra Limited	016	Support	Retain as notified
DPR-0209	Manmeet Singh	FS749	Oppose In Part	Reject submission in part
DPR-0371	CIAL	016	Support In Part	Amend as follows: Selwyn's prosperous economy is supported through the efficient use of land, resources, and infrastructure, while ensuring existing activities are protected from incompatible activities <u>and reverse sensitivity effects.</u>
DPR-0353	HortNZ	FS081	Oppose	Reject
DPR-0375	NZTA	FS023	Support	Accept amendment.
DPR-0372	Dairy Holdings Limited	018	Support	Retain as notified
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	066	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS533	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS901	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS748	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS780	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0492	Kevler Development Ltd	FS096	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS657	Support In Part	Accept the submission in part.
DPR-0375	NZTA	012	Support	Retain as notified.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	068	Support	Retain as notified
DPR-0388	Craigmore Farming Services Limited	007	Support	Retain as notified
DPR-0396	Woolworths New Zealand Limited	003	Support	Not specified.
DPR-0414	Kāinga Ora	003	Support	Retain as notified

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0157	Kevin & Bonnie Williams	FS095	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS274	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS055	Oppose In Part	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS081	Oppose In Part	Reject submission
DPR-0492	Kevler Development Ltd	FS477	Oppose	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS075	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS003	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0422	Federated Farmers	098	Oppose	Delete as notified and replace with: <u>People and communities in Selwyn District are enabled to provide for their economic, social, and cultural well-being through:</u> <u>a) Ensuring consolidated residential development;</u> <u>b) Integrated management between the development of land and the provision of infrastructure;</u> <u>c) Avoiding reverse-sensitivity effects between established and new activities; and</u> <u>d) Enabling change in land use to meet demand for new residential or business development and changing markets for primary produce.</u>
DPR-0032	CCC	FS328	Oppose In Part	Sub-clause d) be amended to be; d) Providing for the needs of residential, business and primary production activities.
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS009	Oppose	Reject submission

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0157	Kevin & Bonnie Williams	FS917	Oppose	Reject submission
DPR-0209	Manmeet Singh	FS273	Oppose	Reject submission
DPR-0298	Trices Road Re-zoning Group	FS478	Oppose	Reject submission
DPR-0353	HortNZ	FS161	Support	Retain as notified
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS101	Oppose	Reject the submission
DPR-0456	Four Stars Development & Gould Developments Ltd	FS145	Oppose	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS010	Oppose	Reject submission
DPR-0427	DoC	022	Oppose	Delete as notified and replace with the following: <u>Selwyn's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety.</u>
DPR-0301	Upper Waimakariri/Rakaia Group (UWRG)	FS164	Support	Allow in full
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS188	Support	Accept the submission
DPR-0453	Midland Port, Lyttelton Port Company Limited	014	Support	Retain as notified
DPR-0482	Jayne Grace Philp	004	Oppose	Amend the statement to reflect that these matters haven't been considered or alter the ability for subdivisions in SCA-RD11. Consider changing the approval to already developed land and returning the undeveloped parts of SCA-RD11 to rural land with restrictions on subdivision.
DPR-0481	Graeme and Virginia Adams	FS004	Support	Allow all points.
DPR-0524	Nelson Early	FS005	Support	Amend SCA RD 11 provisions to SCA RD

Analysis

- 8.3 Stuart PC Ltd¹³ has requested that the objective be amended in a way that would then attract industrial activities to Selwyn. It is recommended to reject this submission for the following reasons:
- 8.3.1 Clause 3 of SD-DI-O1 has some relation to the requested outcome but at a higher level, by seeking development that enhances the economic outcome for the district. SD-DI-O2 also already supports economic activity through seeking the efficient use of land and by protecting existing activities from incompatible development which would protect existing industrial activities, and the development potential of industrial zones.
 - 8.3.2 Given that this is a strategic objective specific mention of various activity types, industrial in this case, should be avoided in order to keep the objectives as broad and applicable to Selwyn as a whole. Specific enabling provisions for industrial activities has been provided for within the General Industrial Zone, Port Zone, and Dairy Processing Zone.
- 8.4 Orion New Zealand Ltd¹⁴ and CIAL¹⁵ have requested that the objective be amended to add greater clarification around the protection of activities from reverse sensitivity effects. It is recommended that this submission point be rejected as reverse sensitivity is already intrinsic to the existing component of the objective, this being 'existing activities are protected from incompatible activities'. The inclusion of the proposed amendment would only duplicate the proposed objective.
- 8.5 Federated Farmers¹⁶ has requested that this objective be deleted and replaced with their proposed objective. It is recommended that this submission point be rejected for the following reasons:
- 8.5.1 The submitter's proposed objective header sentence only repeats s5 of the Act, and does not contribute anything in addition to what is already required under the Act, and given effect to through the proposed provisions of the Plan. Additionally, the submission point makes mention that is not up the Council to determine an efficient use of land, however I consider that this is a relevant factor as required by s7(b) of the Act.
 - 8.5.2 Moreover, the four clauses proposed by the submitter are already proposed elsewhere in the strategic objectives, notably clause a) being dealt with as part of SD-UFD-O1, clause b) being dealt with as part of SD-UFD-O3, clause c) is already dealt with by this objective and the use of 'reverse sensitivity effects' term has been previously discussed in **paragraph 8.4**, and clause d) which seeks to enable land use change to meet demand, meaning make it permitted through the use of the term 'enable', which would conflict with proposed clause a) that seeks to ensure consolidated residential development. Additionally, the essence of clause d) is dealt with by SD-UFD-O2 which seeks to have sufficient capacity available to meet housing and business demand.

¹³ 365-1 Stuart PC Ltd

¹⁴ 367-1 Orion New Zealand Ltd

¹⁵ 371-16 CIAL

¹⁶ 422-98 Federated Farmers

8.6 DoC¹⁷ has requested that the proposed objective be deleted and replaced with their proposed objective. It is recommended to reject this submission point for the following reasons:

8.6.1 The wording proposed effectively only repeats the wording of s5 of the Act and does not add anything to the Plan that is not already incorporated due to the proposed provisions needing to align with s5 of the Act.

8.6.2 On review of the reasons for the submission point which states that the objective is solely focused on economic well-being. I disagree with this statement, as there is an element of district wide wellbeing through seeking to protect existing activities from incompatible activities. Existing activities could well be things like residential uses, recreational activities etc. which the protection of would help to enable the community's social, environmental and cultural wellbeing. Additionally, the protection from incompatible activities also extends to the protection of the health and safety of the community. Essentially this component of the objective is where all of the reverse sensitivity provisions within the topic specific chapter's link back to.

8.7 Jayne Grace Philp's¹⁸ submission point is the same relief as sought and discussed in paragraph 7.6 and it is recommended to be rejected for the same reasoning.

8.8 Chorus, Spark, and Vodafone¹⁹, NZPork²⁰, CRC²¹, HortNZ²², Rolleston West Residential Ltd²³, Iport Rolleston Holdings Ltd²⁴, Fonterra Limited²⁵, Dairy Holdings Ltd²⁶, Rolleston Industrial Holdings Ltd²⁷, NZTA²⁸, Rolleston Industrial Developments Ltd²⁹, Craigmore Farming Services Ltd³⁰, Woolworths New Zealand Ltd³¹, Kāinga Ora³², and Midland Port, Lyttelton Port Company Ltd³³ have all requested that the proposed objective be retained as notified. For the reasoning previously discussed in this chapter no amendments have been recommended to the objective, so given this it is recommended that these submissions points be accepted.

Recommendations

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

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

¹⁷ 427-22 DoC

¹⁸ 482-4 Jayne Grace Philp

¹⁹ 101-33 Chorus, Spark, and Vodafone

²⁰ 142-18 NZPork

²¹ 260-1 CRC

²² 353-85 HortNZ

²³ 358-61 Rolleston West Residential Ltd

²⁴ 363-60 Iport Rolleston Holdings Ltd

²⁵ 370-16 Fonterra Limited

²⁶ 372-18 Dairy Holdings Ltd

²⁷ 374-66 Rolleston Industrial Holdings Ltd

²⁸ 375-12 NZTA

²⁹ 384-68 Rolleston Industrial Developments Ltd

³⁰ 388-7 Craigmore Farming Services Ltd

³¹ 396-3 Woolworths New Zealand Ltd

³² 414-3 Kāinga Ora

³³ 453-14 Midland Port, Lyttelton Port Company Ltd

9. SD-DI-O3 Integration and Land Use, Ecosystems, and Water – Ki Uta Ki Tai

Introduction

- 9.1 The associated issue that this provision is seeking to address is that failure to recognise and plan for the interconnectedness of all things can lead to poor outcomes for our land and water resources.

Submissions

- 9.2 11 submissions points and 29 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0142	NZ Pork	019	Support	Retain as notified.
DPR-0212	ESAI	009	Support In Part	Amend as follows: Land and water resources are managed through an integrated approach, which recognises both the importance of Ki uta ki tai to Ngai Tahu and <u>communities</u> , and the inter-relationship between ecosystems and natural processes.
DPR-0260	CRC	002	Support	Retain as notified.
DPR-0279	Rex Verity	006	Support In Part	Retain and amend, strengthening the Objective to include addressing climate change matters and soil protection and carbon sequestration.
DPR-0358	Rolleston West Residential Limited (RWRL)	062	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS947	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS474	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS431	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS479	Support In Part	Accept submission in part
DPR-0492	Kevler Development Ltd	FS409	Support	Accept submission in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS455	Support In Part	Accept the submission in part.
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	061	Support	Retain as notified

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0157	Kevin & Bonnie Williams	FS720	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS645	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS598	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS638	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO
DPR-0492	Kevler Development Ltd	FS253	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS568	Support In Part	Accept the submission in part.
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	067	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS534	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS902	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS749	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS781	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0492	Kevler Development Ltd	FS097	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS658	Support In Part	Accept the submission in part.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	069	Support	Retain as notified
DPR-0414	Kāinga Ora	004	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS096	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS275	Oppose In Part	Reject the submission in part

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0298	Trices Road Re-zoning Group	FS056	Oppose In Part	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS082	Oppose In Part	Reject submission
DPR-0492	Kevler Development Ltd	FS478	Oppose	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS076	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS004	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0422	Federated Farmers	099	Oppose	Delete as notified as replace with: <u>The effects of land use on ecosystems and freshwater are recognised and managed in an integrated way across the District recognising the importance of ki uta ki tai, to the extent possible given the district council functions under the Resource Management Act 1991.</u>
DPR-0353	HortNZ	FS162	Oppose In Part	Accept in Part
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS102	Oppose	Reject the submission
DPR-0482	Jayne Grace Philp	005	Oppose	Amend the statement to reflect that these matters haven't been considered or alter the ability for subdivisions in SCA-RD11. Consider changing the approval to already developed land and returning the undeveloped parts of SCA-RD11 to rural land with restrictions on subdivision.
DPR-0481	Graeme and Virginia Adams	FS005	Support	Allow all points.
DPR-0524	Nelson Early	FS006	Support	Amend SCA RD 11 provisions to SCA RD

Analysis

- 9.3 ESAI³⁴ has requested the inclusion of the word 'communities' into the objective to give it more relevance to all people within the District. I recommend that this submission point be accepted as the principle of ki uta ki tai is valued wider than just to Ngāi Tahu but to all of Selwyn's communities. The inclusion of this term would not diminish the importance of this aspect to Ngai Tahu but provide greater recognition that this concept is important to all people.
- 9.4 Rex Verity³⁵ has requested that the objective be strengthened by amending it to address climate change matters, soil protection and carbon sequestration. It is recommended that this submission point is rejected for the following reasons:
- 9.4.1 A strategic objective is meant to be broad, not highlight narrow specific environmental issues or factors as highlighted in the submission. By including these elements into the strategic objective, the objective starts to become less effective and decisive.
 - 9.4.2 It is not the place of the Plan to address climate change, only the effects of climate change. This is to say that it is not the Plan's role to reduce anthropogenic climate change, which is dealt with by the Climate Change Response Act 2002. The Plan does deal with the effects of climate change specifically through the provisions within the Natural Hazards Chapter and in SD-IR-O3 and SD-UFD-O3.
 - 9.4.3 The protection of soil is dealt with in the Urban Growth Chapter and SD-DI-O2 (efficient use of land) and SD-UFD-O1 (compact and sustainable urban form), notably UG-P9, and within the soon to be released National Policy Statement for Highly Productive Land, which may result in a change to this Plan to give effect to this National Policy Statement.
 - 9.4.4 Carbon sequestration is largely dealt with within the General Rural Zone Chapter with generally an enabling approach being taken through permitting the planting of vegetation in most areas. This is the most the Plan can do in this respect, as it is unable to require parties to carry out carbon sequestration to mitigate carbon emissions.
- 9.5 Federated Farmers³⁶ has requested that the proposed objective be deleted and replaced with an objective that effectively caveats the Council's limited function in regard to land and water management. This aspect is discussed wider in their submission point, but largely in regard to the split in functions between regional and territorial authorities, with the latter having limited role in integrated land and water management. It is recommended to reject this submission point for the following reasons:
- 9.5.1 While it is accepted that large components of land and water integrated management can sit within regional council functions, this was taken into consideration when drafting this objective. The objective seeks to have the integrated management of resources in so far as possible within a district plan framework. It does not presume to influence regional council functions. Relevant district council functions that benefit from an integrated management approach are, among other things, indigenous planting, soil protection, riparian planting,

³⁴ 212-9 ESAI

³⁵ 279-6 Rex Verity

³⁶ 422-99 Federated Farmers

protection of biodiversity, and the consideration of natural hazards, which the current wording of the objective supports.

9.6 Jayne Grace Philp's³⁷ submission point is the same relief as sought and discussed in paragraph 7.6 and it is recommended to be rejected for the same reasoning.

9.7 NZPork³⁸, CRC³⁹, Rolleston West Residential Ltd⁴⁰, Iport Rolleston Holdings Ltd⁴¹, Rolleston Industrial Holdings Ltd⁴², Rolleston Industrial Developments Ltd⁴³, and Kāinga Ora⁴⁴ have all requested the proposed objective be retained as notified. Given the minor amendment recommended resulting from submission point DPR-212-9, I recommend that those submissions points seeking retention of the objective as notified be accepted in part. On review of the submissions points no matters were raised that would conflict with the proposed amendments.

Recommendations and amendments

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

- a) Amend SD-DI-O3 as shown in **Appendix 2** to provide better clarity that the concept of ki uta ki tai is important to all of Selwyn's communities.

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

10. SD-DI-O4 Our Environment

Introduction

10.1 The associated issue that this provision is seeking to address is that those places which hold significance to us can be altered and lost to future generations if not identified and protected.

Submissions

10.2 11 submissions points and 38 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0260	CRC	003	Support	Retain as notified.
DPR-0212	ESAI	FS028	Oppose In Part	Disallow in part
DPR-0269	HNZ	002	Support	Retain as notified
DPR-0301	Upper Waimakariri/Rakaia Group (UWRG)	FS057	Support	Allow in full
DPR-0358	Rolleston West Residential Limited (RWRL)	063	Support	Retain as notified

³⁷ 482-5 Jayne Grace Philp

³⁸ 142-19 NZPork

³⁹ 260-2 CRC

⁴⁰ 358-62 Rolleston West Residential Ltd

⁴¹ 363-61 Iport Rolleston Holdings Ltd

⁴² 374-67 Rolleston Industrial Holdings Ltd

⁴³ 384-69 Rolleston Industrial Developments Ltd

⁴⁴ 414-4 Kāinga Ora

DPR-0157	Kevin & Bonnie Williams	FS948	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS475	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS432	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS480	Support In Part	Accept submission in part
DPR-0492	Kevler Development Ltd	FS410	Support	Accept submission in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS456	Support In Part	Accept the submission in part.
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	062	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS721	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS646	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS599	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS639	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO
DPR-0492	Kevler Development Ltd	FS254	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS569	Support In Part	Accept the submission in part.
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	068	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS535	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS903	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS750	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS782	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0492	Kevler Development Ltd	FS098	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS659	Support In Part	Accept the submission in part.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	070	Support	Retain as notified
DPR-0414	Kāinga Ora	005	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS097	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS276	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS057	Oppose In Part	Reject submission

DPR-0461	Dunweavin 2020 Ltd	FS083	Oppose In Part	Reject submission
DPR-0492	Kevler Development Ltd	FS479	Oppose	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS077	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS005	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0422	Federated Farmers	100	Oppose	Delete as notified and replace with: <u>While enabling land use change in accordance with SD-D1-02, Selwyn's unique heritage and character is recognised and maintained, including:</u> <u>a) Sites of cultural and spiritual significance to Ngāi Tahu whānui;</u> <u>b) Indigenous biodiversity;</u> <u>c) Outstanding natural features; and</u> <u>d) Rural landscapes.</u>
DPR-0353	HortNZ	FS163	Support	Accept
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS103	Oppose	Reject the submission
DPR-0427	DoC	023	Oppose In Part	Retain as notified
DPR-0301	Upper Waimakariri/Rakaia Group (UWRG)	FS165	Support	Allow in full
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS189	Support	Accept the submission
DPR-0427	DoC	144	Support In Part	Insert new objective as follows: <u>Selwyn's significant indigenous biodiversity is protected or enhanced, and restored; and other indigenous biodiversity is maintained or enhanced, and restored; with all indigenous biodiversity having improved connections and improved resilience.</u>
DPR-0301	Upper Waimakariri/Rakaia Group (UWRG)	FS286	Support	Allow in full
DPR-0381	Coleridge Downs Limited	FS097	Oppose in part	Disallow
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS783	Support	Accept the submission

DPR-0414	Kāinga Ora	FS246	Oppose in part	Not Specified
DPR-0486	Coleridge Downs Limited	FS097	Oppose in part	Disallow
DPR-0482	Jayne Grace Philp	006	Oppose	Amend the statement to reflect that these matters haven't been considered or alter the ability for subdivisions in SCA-RD11. Consider changing the approval to already developed land and returning the undeveloped parts of SCA-RD11 to rural land with restrictions on subdivision.
DPR-0481	Graeme and Virginia Adams	FS006	Support	Allow all points.
DPR-0524	Nelson Early	FS007	Support	Amend SCA RD 11 provisions to SCA RD

Analysis

10.3 Federated Farmers⁴⁵ have requested that the proposed objective be deleted and replaced with their amended objective. The main aspect of the amendment sought is that the submitter wishes to have land use change enabled alongside the recognition and maintenance of various significant environments. It is recommended to reject the submission point for the following reasons:

10.3.1 On review of the submission point it states that the areas to be protected are not stated within the objective, which has led to their proposed amended objective including various areas to be maintained. As this is a strategic objective, specific mention of areas and sites has been avoided in order to keep the objective as broad as possible, and for the detailed areas and sites to be identified and dealt with in the topic specific chapters.

10.3.2 Additionally the submission makes mention that the objective does not state what is meant by the term 'protection'. Given that this is a strategic objective, it is not the place of this provision to define terms like protection within it. Additionally, the common understanding of the word is sufficient in portraying the intent of the word within the objective. Moreover, 'protection' is a commonly used term within the Act, and in particularly s6, so it is considered that elaborating on what is meant by 'protection' within the strategic objective would only serve to bulk up the provision and reduce clarity.

10.3.3 Lastly the proposed amendment suggests that enabling land use change should sit alongside the need to recognise and maintain various sites and areas. This approach would conflict with section 6 which uses the wording 'recognise and provide for' and 'protection' in relation to various sites and areas. Enabling all land use change, or permitting it, would not result in the protection of these environments. Even in terms of the proposed amended objective wording the submitter has used 'enable' and 'maintain' which cannot necessarily be reconciled.

10.4 DoC's⁴⁶ submission point has since been amended from the initial summary of submission published. The original submission point was in two parts, the first seeking to retain the objective, and the second seeking to insert a new objective. This has been split into two separate submission points. However, when this split occurred the position status was not updated to reflect the relief sought,

⁴⁵ 422-100 Federated Farmers

⁴⁶ 427-23 & 144 DoC

so the listed position of ‘oppose in part’ is incorrect and should be ‘support’. Submission point DPR-427-144 has requested that a new objective be inserted into the strategic directions chapter that expressly deals with significant and other indigenous biodiversity. It is recommended to accept in part this submission point for the following reasons:

- 10.4.1 The existing objective is considered broad enough to encompass significant and other indigenous biodiversity through the use of the terms ‘places, landscapes, and features’, however the insertion of ‘indigenous biodiversity’ after ‘features’ in SD-DI-O4 will improve clarity around the status of significant biodiversity.
- 10.4.2 This amendment will better align with the section 6 requirements under the Act, which seeks to achieve the protection of significant biodiversity. The remainder of the submission point is recommended to be rejected as it addresses ‘other’ biodiversity, which is not given the same importance as ‘significant’ under the Act and is therefore better addressed through the underlying Ecosystems and Indigenous Biodiversity Chapter of the Plan rather than as a Strategic Objective.
- 10.5 Jayne Grace Philp’s⁴⁷ submission point is the same relief as sought and discussed in paragraph 7.6 and it is recommended to be rejected for the same reasoning.
- 10.6 CRC⁴⁸, HPT⁴⁹, Rolleston West Residential Ltd⁵⁰, Iport Rolleston Holdings Ltd⁵¹, Rolleston Industrial Holdings Ltd⁵², Rolleston Industrial Developments Ltd⁵³, Kāinga Ora⁵⁴, and DoC⁵⁵ seek to retain the provision as notified. Given the minor amendment recommended resulting from submission point DPR-427-144, I recommend that those submissions points seeking the retention of the objective as notified be accepted in part. On review of the submissions points no matters were raised that would conflict with the proposed amendments.

Recommendations and amendments

- 10.7 I recommend, for the reasons given above, that the Hearings Panel:
 - a) Amend SD-DI-O4 as shown in **Appendix 2** to provide better clarity that significant biodiversity is a relevant aspect that needs to be considered.
- 10.8 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

11. SD-DI-O5 Vibrant and Viable Centres

Introduction

⁴⁷ 482-6 Jayne Grace Philp

⁴⁸ 260-3 CRC

⁴⁹ 269-2 HPT

⁵⁰ 258-63 Rolleston West Residential Ltd

⁵¹ 363-62 Iport Rolleston Holdings Ltd

⁵² 374-68 Rolleston Industrial Holdings Ltd

⁵³ 384-70 Rolleston Industrial Developments Ltd

⁵⁴ 414-5 Kāinga Ora

⁵⁵ 427-23 DoC

- 11.1 The associated issue that this provision is seeking to address is that the mislocation of certain activity types has the potential to undermine key activity centres, making them non-viable, uninviting, and poor functioning.

Submissions

- 11.2 Nine submissions points and 36 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0032	CCC	007	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS030	Oppose	Reject submission points
DPR-0209	Manmeet Singh	FS007	Oppose	Reject submission
DPR-0298	Trices Road Re-zoning Group	FS007	Oppose	Reject submission points
DPR-0432	Birchs Village Limited	FS007	Oppose In Part	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS007	Oppose	Reject submission
DPR-0492	Kevler Development Ltd	FS802	Oppose	Reject Submission
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS021	Oppose	Reject submission
DPR-0580	Kersey Park Limited	FS008	Oppose In Part	Reject submission in part
DPR-0126	Foster Commercial	001	Oppose In Part	Amend as follows: Selwyn's hierarchy of activity centres are the preferred location for shopping leisure, culture, entertainment and social interaction in accordance with their anticipated role within in the Activity Centre Network.
DPR-0032	CCC	FS001	Oppose	Retain the objective as currently worded.
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS001	Oppose	Reject
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS307	Support	Adopt
DPR-0260	CRC	004	Support	Retain as notified.

DPR-0358	Rolleston West Residential Limited (RWRL)	064	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS949	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS476	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS433	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS481	Support In Part	Accept submission in part
DPR-0492	Kevler Development Ltd	FS411	Support	Accept submission in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS457	Support In Part	Accept the submission in part.
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	063	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS722	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS647	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS600	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS640	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO
DPR-0492	Kevler Development Ltd	FS255	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS570	Support In Part	Accept the submission in part.
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	069	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS536	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS904	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS751	Support In Part	Accept submission in part

DPR-0461	Dunweavin 2020 Ltd	FS783	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0492	Kevler Development Ltd	FS099	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS660	Support In Part	Accept the submission in part.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	071	Support	Retain as notified
DPR-0396	Woolworths New Zealand Limited	002	Support	Not specified.
DPR-0414	Kāinga Ora	006	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS098	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS277	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS058	Oppose In Part	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS084	Oppose In Part	Reject submission
DPR-0492	Kevler Development Ltd	FS480	Oppose	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS078	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS006	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.

Analysis

11.3 Foster Commercial⁵⁶ has requested that the proposed objective be amended by removing the 'hierarchy' and 'activity centre network' components on the grounds that there is no evidence to support a stance that the viability of larger centres could be undermined by smaller centres. It is recommended that this submission point be rejected for the following reasons:

11.3.1 Economic evidence prepared by Property Economics and attached to the Commercial and Mixed Zones s32 report states that unregulated commercial development that results in commercial activity of a size disproportionate to the community can have an adverse effect

⁵⁶ 126-1 Foster Commercial

on larger commercial centres. Given this effect the economic evidence supports the use of a hierarchical approach to Selwyn's activity centre network. For reference, the merits of the activity centre network will be covered within the Commercial and Mixed Use Zone hearing stream. Moreover, the use of the activity centre network creates alignment between the Proposed District Plan and the strategic directions stated in Selwyn 2031 which has a key growth concept of establishing an activity centre network which provides a support framework for managing the scale and intensity of business areas within the district's townships.

- 11.4 CCC⁵⁷, CRC⁵⁸, Rolleston West Residential Ltd⁵⁹, Iport Rolleston Holdings Ltd⁶⁰, Rolleston Industrial Holdings Ltd⁶¹, Rolleston Industrial Developments Ltd⁶², Woolworths New Zealand Ltd⁶³, and Kāinga Ora⁶⁴ have all requested that the proposed objective be retained as notified or support the proposed objective but have not specified an alternative relief. As no amendments have been recommended to this objective, I recommend that these submissions points be accepted.

Recommendations

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

12. SD-IR-O1 Community Needs

Introduction

- 12.1 The associated issue that this provision is seeking to address is that the poor provision, or a less than enabling approach for infrastructure development can mean that the service needs of a community are not met. Additionally the lack of protection for the ongoing operation of infrastructure can increase the vulnerability of a community.

Submissions

- 12.2 18 submissions points and 40 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0068	MetroPort Christchurch (MetroPort)	005	Support	Retain as notified.
DPR-0101	Chorus, Spark and Vodafone	002	Support	Retain as notified.

⁵⁷ 32-7 CCC

⁵⁸ 260-4 CRC

⁵⁹ 358-64 Rolleston West Residential Ltd

⁶⁰ 363-63 Iport Rolleston Holdings Ltd

⁶¹ 374-69 Rolleston Industrial Holdings Ltd

⁶² 384-71 Rolleston Industrial Developments Ltd

⁶³ 396-2 Woolworths New Zealand Ltd

⁶⁴ 414-6 Kāinga Ora

DPR-0353	HortNZ	086	Oppose	Delete as notified and replace with: <u>Infrastructure is able to provide for the needs of the community and their operation is recognised and provided for.</u>
DPR-0157	Kevin & Bonnie Williams	FS945	Oppose In Part	Reject the submission in part
DPR-0371	CIAL	FS138	Oppose	Reject
DPR-0375	NZTA	FS026	Oppose In Part	Retain and amend the provision where appropriate.
DPR-0446	Transpower New Zealand Limited	FS022	Oppose In Part	Disallow the submission.
DPR-0358	Rolleston West Residential Limited (RWRL)	065	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS950	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS477	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS434	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS482	Support In Part	Accept submission in part
DPR-0492	Kevler Development Ltd	FS412	Support	Accept submission in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS458	Support In Part	Accept the submission in part.
DPR-0359	FENZ	014	Support	Retain as notified.
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	064	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS723	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS648	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS601	Support In Part	Accept submission in part

DPR-0461	Dunweavin 2020 Ltd	FS641	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO
DPR-0492	Kevler Development Ltd	FS256	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS571	Support In Part	Accept the submission in part.
DPR-0367	Orion New Zealand Limited	002	Support In Part	Amend as follows: The important infrastructure needs of the community are fulfilled, and their operation is protected <u>while ensuring the operation and security of important infrastructure is not compromised by other activities.</u>
DPR-0353	HortNZ	FS018	Support	Accept
DPR-0375	NZTA	FS028	Support	Accept proposed amendment.
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS571	Oppose	Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure.
DPR-0370	Fonterra Limited	017	Support	Retain as notified
DPR-0209	Manmeet Singh	FS750	Oppose In Part	Reject submission in part
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	070	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS537	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS905	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS752	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS784	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0492	Kevler Development Ltd	FS100	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS661	Support In Part	Accept the submission in part.
DPR-0375	NZTA	013	Support	Retain as notified.

DPR-0384	Rolleston Industrial Developments Limited (RIDL)	072	Support	Retain as notified
DPR-0414	Kāinga Ora	007	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS099	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS278	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS059	Oppose In Part	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS085	Oppose In Part	Reject submission
DPR-0492	Kevler Development Ltd	FS481	Oppose	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS079	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS007	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0420	Synlait Milk Limited	002	Support	Retain as notified
DPR-0422	Federated Farmers	103	Support In Part	Amend as follows: The important infrastructure <u>Recognise and provide for the needs of the community are fulfilled, and their operation is protected by enabling the operation of National Grid, Regionally Significant and Critical infrastructure, where appropriate.</u>
DPR-0375	NZTA	FS031	Oppose In Part	Retain and amend the provision where appropriate.
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS106	Support In Part	Accept so long as Forest and Bird's concerns are addressed through consequential amendments.
DPR-0446	Transpower New Zealand Limited	019	Support In Part	Amend as follows: The important infrastructure needs of the community are fulfilled, and <u>their operation, maintenance, upgrading and development of important infrastructure is protected.</u>
DPR-0375	NZTA	FS033	Support	Accept proposed amendment.

DPR-0448	NZDF	012	Support	Retain as notified
DPR-0453	Midland Port, Lyttelton Port Company Limited	015	Support In Part	Amend as follows: The important infrastructure needs of the community are fulfilled, and their operation is protected <u>from incompatible development, activities and reverse sensitive effects.</u>
DPR-0358	Rolleston West Residential Limited (RWRL)	FS024	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS024	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS024	Support	Adopt
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS024	Support	Adopt
DPR-0458	KiwiRail	014	Support	Retain as notified.

Analysis

12.3 HortNZ⁶⁵ has requested that the proposed objective be deleted and replaced with a similar objective but in particular uses the wording ‘recognised and provided for’ rather than the proposed version which uses the term ‘protected’. Additionally it seeks to narrow the focus of the objective from covering important infrastructure to only infrastructure as defined by the Act. It is recommended that this submission point be reject for the following reasons:

12.3.1 The wording used by the submitter is largely of a policy orientation. The purpose of an objective and in particular a strategic objective is to set a clear desired outcome, rather than describing how that outcome is to be achieved which is what the wording that has been proposed by the submitter does.

12.3.2 The submitter makes the point that the use of ‘important infrastructure’ rather than ‘infrastructure’ makes the reach of the objective too wide ranging, and that by trying to protect everything covered under important infrastructure, it would result in an imbalance in the Plan. While the aspects covered by important infrastructure are broader than the Act’s defined ‘infrastructure’ term, I consider this point to be incorrect given that the only extra elements covered by the ‘important infrastructure’ term are New Zealand Defence Force facilities (considered to be strategic infrastructure under the RPS), emergency services facilities and public healthcare institutions (considered to be critical infrastructure under the RPS), and the dairy processing plants located in Selwyn, and the West Melton Aerodrome, with these facilities being considered important in a Selwyn context. While it will be the role of the Energy and Infrastructure s42a report and associated hearing to discuss the merits of the ‘important infrastructure’ definition, the extra elements included

⁶⁵ 353-86 HortNZ

within it are not considered to widen the scope of 'infrastructure' so much that it would cause an imbalance in the Plan as claimed by the submitter.

- 12.3.3 In regard to the submitter's point around their preferred use of 'recognise and provide for' and that 'protection' is of a higher threshold than required in the National Policy Statement for Electricity Transmission (NPS-ET), this point is accepted, but it does not warrant a recommendation to amend the objective. While the Plan has to give effect to the NPS-ET, it can do this while setting a higher threshold than exists in the NPS-ET. The higher threshold has been brought about through the terminology used in the RPS which has objectives seeking outcomes such as development is carried out in a way that avoids adverse effects on regionally significant infrastructure (5.2.1.g), enable regionally significant infrastructure (5.3.2), avoid development that constrains regionally significant infrastructure (5.3.9), enable development that does not adversely affect the operation, development, etc. of strategic infrastructure (6.2.1.10), among others. Wording such as 'enable' and 'avoid' in the RPS means that the use of the term 'protection' within the proposed objective will better give effect to the RPS than the amendment suggested by the submitter.
- 12.4 Orion New Zealand Ltd⁶⁶ and Midland Port, Lyttelton Port Company Ltd⁶⁷ have requested that the proposed objective be amended to add in an additional component in regard to not having 'important infrastructure' compromised by other activities. It is recommended that these submission points be rejected as I consider there to be sufficient coverage between the proposed wording in the current objective, which is to protect the operation of important infrastructure, and SD-DI-O2 and EI-O3 that also seek to ensure that existing activities are not compromised by incompatible activities.
- 12.5 Federated Farmers⁶⁸ has requested that the proposed objective be amended due to disagreeing with the use of the term 'important infrastructure' and has suggested that other terms be used in the objective. It is recommended that this submission point be rejected for the following reasons:
- 12.5.1 The wording used by the submitter is largely of a policy orientation. The purpose of an objective and in particular a strategic objective is to set a clear desired outcome, rather than describing how the outcome is to be achieved which is what the wording that has been proposed by the submitter does.
- 12.5.2 While assessing the merits of the term 'important infrastructure' will be discussed within the Energy and Infrastructure s42a report and hearing stream, I will discuss the merits of including the term as part of this objective. 'Important infrastructure' encompasses the activities listed within the Act's 'infrastructure' term, as well as all the activities included in the RPS's strategic infrastructure, regionally significant infrastructure, and critical infrastructure, with the only expansion on these terms being the inclusion of the dairy processing plants, and the West Melton Aerodrome. These two 'other' aspects are infrastructure considered to be significant enough in a Selwyn context to warrant additional protection or enablement, and as such have been included in the 'important infrastructure'

⁶⁶ 367-2 Orion New Zealand Ltd

⁶⁷ 453-15 Midland Port, Lyttelton Port Company Ltd

⁶⁸ 422-103 Federated Farmers

term. The creation and use of this term then allows for provisions to be more succinct rather than having to list multiple terms in order to cover all possible pieces of infrastructure.

- 12.6 Transpower New Zealand Ltd⁶⁹ has requested that the proposed objective be amended to include reference to the maintenance, upgrading, and development of important infrastructure as also being protected, in addition to ‘their operation’. It is recommended that this submission point be rejected for the following reasons:

12.6.1 The wording used by the submitter is largely of a policy orientation. The purpose of an objective and in particular a strategic objective is to set a clear desired outcome, rather than describing how the outcome is to be achieved which is what the wording that has been proposed by the submitter does.

12.6.2 It is considered that by including ‘upgrading’ and ‘development’ into the objective alongside the key term of ‘is protected’ would not be appropriate as to protect in this case would be an equivalent of enabling/ permitting the activity within the methods of the Plan. In my view, this approach would be giving too much weight or preference to important infrastructure development and upgrading regardless of the cost. The development and upgrading of important infrastructure is part of ensuring the community’s infrastructure needs are fulfilled, with the method and degree of enablement being determined through the methods in the Energy and Infrastructure Chapter.

- 12.7 MetroPort Christchurch⁷⁰, Chorus, Spark and Vodafone⁷¹, Rolleston West Residential Ltd⁷², FENZ⁷³, Iport Rolleston Holdings Ltd⁷⁴, Fonterra Ltd⁷⁵, Rolleston Industrial Holdings Ltd⁷⁶, NZTA⁷⁷, Rolleston Industrial Development Ltd⁷⁸, Kāinga Ora⁷⁹, Synlait Milk Ltd⁸⁰, NZDF⁸¹, and KiwiRail⁸² have all requested that the proposed objective be retained as notified. As no amendments have been recommended to the objective, I recommend that these submissions points be accepted.

Recommendations

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

13. SD-IR-O2 Effects of Important Infrastructure

Introduction

⁶⁹ 446-19 Transpower New Zealand Ltd

⁷⁰ 68-5 MetroPort Christchurch

⁷¹ 101-2 Chorus, Spark and Vodafone

⁷² 358-65 Rolleston West Residential Ltd

⁷³ 359-14 FENZ

⁷⁴ 363-64 Iport Rolleston Holdings Ltd

⁷⁵ 370-17 Fonterra Ltd

⁷⁶ 374-70 Rolleston Industrial Holdings Ltd

⁷⁷ 375-13 NZTA

⁷⁸ 384-72 Rolleston Industrial Development Ltd

⁷⁹ 414-7 Kāinga Ora

⁸⁰ 420-2 Synlait Milk Ltd

⁸¹ 448-12 NZDF

⁸² 458-14 KiwiRail

- 13.1 The associated issue that this provision is seeking to address is that although it can be beneficial to the community for an enabling approach for infrastructure development to be taken, it may result in unacceptable adverse effects.

Submissions

- 13.2 19 submissions points and 43 further submissions points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0068	MetroPort Christchurch (MetroPort)	006	Support	Retain as notified.
DPR-0101	Chorus, Spark and Vodafone	034	Support	Retain as notified.
DPR-0260	CRC	005	Support	Retain as notified.
DPR-0358	Rolleston West Residential Limited (RWRL)	066	Support In Part	Amend as follows: The development, upgrade, maintenance, and operation of all important infrastructure is enabled in a way that minimises <u>significant</u> adverse effects and <u>manages other adverse effects</u> , while having regard to the practical constraints and the logistical and technical practicalities associated with important infrastructure.
DPR-0157	Kevin & Bonnie Williams	FS951	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS478	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS435	Support In Part	Accept submission in part
DPR-0375	NZTA	FS027	Oppose In Part	Retain and amend the provision where appropriate.
DPR-0461	Dunweavin 2020 Ltd	FS483	Support In Part	Accept submission in part
DPR-0492	Kevler Development Ltd	FS413	Support	Accept submission in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS459	Support In Part	Accept the submission in part.
DPR-0359	FENZ	015	Support	Retain as notified.
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	065	Support In Part	Amend as follows: The development, upgrade, maintenance, and operation of all important infrastructure is enabled in a way that minimises <u>significant</u> adverse effects and <u>manages other adverse effects</u> , while having regard to the practical constraints and the logistical and technical practicalities associated with important infrastructure.
DPR-0157	Kevin & Bonnie Williams	FS724	Support In Part	Accept the submission in part

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0209	Manmeet Singh	FS649	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS602	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS642	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO
DPR-0492	Kevler Development Ltd	FS257	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS572	Support In Part	Accept the submission in part.
DPR-0367	Orion New Zealand Limited	003	Support In Part	<p>Amend as follows:</p> <p>SD-IR-02 Effects of <u>Enablement and protection of Important Infrastructure</u></p> <p>The development, upgrade, maintenance, and operation of all important infrastructure is enabled in a way that minimises adverse effects, while having regard to the practical constraints and the logistical and technical practicalities associated with important infrastructure.</p> <p><u>a. The social, economic, environmental and cultural benefits of important infrastructure are recognised and provided for, and its safe, efficient and effective development, upgrade, maintenance and operation is enabled; and</u></p> <p><u>b. Important Infrastructure is protected by avoiding adverse effects from incompatible development and activities, including reverse sensitivity effects. This includes:</u></p> <p><u>i. avoiding adverse effects on the electricity distribution network and significant electricity distribution lines, including by identifying a buffer corridor within which buildings, excavations and sensitive activities will generally not be provided for;</u></p> <p><u>c. The adverse effects of important infrastructure on the surrounding environment are managed, having regard to the economic benefits and technical and operational needs of that important infrastructure.</u></p>
DPR-0353	HortNZ	FS019	Oppose	Reject
DPR-0407	Royal Forest & Bird Protection Society of New	FS039	Support In Part	Accept the submission with amendments as follows: Remove the word “enabling” from the heading and remove clause (c).

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
	<i>Zealand Inc. (Forest & Bird)</i>			
DPR-0439	<i>Rayonier Matariki Forests</i>	<i>FS020</i>	<i>Oppose</i>	<i>Decline</i>
DPR-0370	Fonterra Limited	018	Oppose	<p>Delete as notified and replace with:</p> <p>Effects of Important Infrastructure</p> <p>a. <u>The social, economic, environmental and cultural benefits of important infrastructure are recognised and provided for, and its safe, efficient and effective development, upgrade, maintenance and operation is enabled; and</u></p> <p>b. <u>Important infrastructure is protected by avoiding adverse effects from incompatible development and activities, including reverse sensitivity effects. This includes:</u></p> <p>...</p> <p>i. <u>Avoiding sensitive land uses establishing in proximity to Dairy Processing Zone.</u></p> <p>c. <u>The adverse effects of important infrastructure on the surrounding environment are managed, having regard to the economic benefits and practical, technical and operational needs of that important infrastructure.</u></p>
DPR-0209	<i>Manmeet Singh</i>	<i>FS751</i>	<i>Oppose In Part</i>	<i>Reject submission in part</i>
DPR-0420	<i>Synlait Milk Limited</i>	<i>FS001</i>	<i>Support</i>	<i>Adopt the wording as submitted by Fonterra.</i>
DPR-0371	CIAL	017	Oppose In Part	<p>Delete as notified and replace with:</p> <p>SD-IR-02 Effects of Important Infrastructure</p> <p>a. <u>The social, economic, environmental and cultural benefits of important infrastructure are recognised and provided for, and its safe, efficient and effective development, upgrade, maintenance and operation is enabled; and</u></p> <p>b. <u>Important Infrastructure is protected by avoiding adverse effects from incompatible development and activities, including reverse sensitivity effects. This includes:</u></p> <p>...</p> <p>i. <u>avoiding noise sensitive activities within the 50 dB L_{dn} Air Noise Contour for Christchurch International Airport, except within a Residential Greenfield Priority Area identified in the Canterbury Regional Policy Statement Chapter 6, Map A; and</u></p>

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
				<p>ii. <u>avoiding land use activities that increase the risk of bird strike to aircraft using Christchurch International Airport</u></p> <p>c. <u>The adverse effects of important infrastructure on the surrounding environment are managed, having regard to the economic benefits and practical, technical and operational needs of that important infrastructure.</u></p>
DPR-0142	NZ Pork	FS002	Oppose	Disallow
DPR-0353	HortNZ	FS039	Oppose In Part	Reject
DPR-0375	NZTA	FS029	Support	Accept proposed amendment.
DPR-0415	Fulton Hogan Limited	FS010	Oppose	Disallow the submission.
DPR-0422	Federated Farmers	FS001	Oppose	Disallow the submission point in full.
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	071	Support In Part	<p>Amend as follows:</p> <p>The development, upgrade, maintenance, and operation of all important infrastructure is enabled in a way that minimises <u>significant</u> adverse effects and <u>manages other adverse effects</u>, while having regard to the practical constraints and the logistical and technical practicalities associated with important infrastructure.</p>
DPR-0157	Kevin & Bonnie Williams	FS538	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS906	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS753	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS785	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0492	Kevler Development Ltd	FS101	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS662	Support In Part	Accept the submission in part.
DPR-0375	NZTA	014	Support	Retain as notified.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	073	Support In Part	<p>Amend as follows:</p> <p>The development, upgrade, maintenance, and operation of all important infrastructure is enabled in a way that minimises <u>significant</u> adverse effects and <u>manages other adverse effects</u>, while having regard to the practical constraints and the logistical and technical practicalities associated with important infrastructure.</p>

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0414	Kāinga Ora	008	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS100	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS279	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS060	Oppose In Part	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS086	Oppose In Part	Reject submission
DPR-0492	Kevler Development Ltd	FS482	Oppose	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS080	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS008	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0420	Synlait Milk Limited	003	Support	Retain as notified
DPR-0422	Federated Farmers	104	Support In Part	Amend as follows: The development, upgrade, maintenance, and operation of all important the National Grid, Regionally Significant and Critical infrastructure is enabled in a way that minimises adverse effects, while having regard to the practical constraints and the logistical and technical practicalities associated with important this infrastructure.
DPR-0375	NZTA	FS032	Oppose In Part	Retain and amend the provision where appropriate.
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS107	Support	Accept
DPR-0446	Transpower New Zealand Limited	020	Support In Part	Amend as follows: The development, upgrade, maintenance, and operation of all important infrastructure is enabled in a way that minimises avoids, remedies or mitigates adverse effects, while having regard to the practical constraints and the logistical and technical practicalities associated with important infrastructure.
DPR-0375	NZTA	FS034	Support	Accept proposed amendment.
DPR-0448	NZDF	013	Support	Retain as notified
DPR-0453	Midland Port, Lyttelton Port Company Limited	016	Oppose	Delete as notified and replace with: SD-IR-02 Effects of Important Infrastructure

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
				<p>a. <u>The social, economic, environmental and cultural benefits of important infrastructure are recognised and provided for, and its safe, efficient and effective development, upgrade, maintenance and operation is enabled; and</u></p> <p>b. <u>Important Infrastructure is protected by avoiding adverse effects from incompatible development and activities, including reverse sensitivity effects. This includes:</u></p> <p>...</p> <p>a. <u>avoiding noise sensitive activities within Port Zone 55dB LAeq Noise Control Overlay; and</u></p> <p>c. <u>The adverse effects of important infrastructure on the surrounding environment are managed, having regard to the economic benefits and technical and operational needs of that important infrastructure.</u></p>
DPR-0358	Rolleston West Residential Limited (RWRL)	FS025	Support In Part	Adopt subject to wording.
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS025	Support In Part	Adopt subject to wording.
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS025	Support In Part	Adopt subject to wording.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS025	Support In Part	Adopt subject to wording.
DPR-0458	KiwiRail	015	Support	Retain as notified

Analysis

13.3 Rolleston West Residential Ltd⁸³, Iport Rolleston Holdings Ltd⁸⁴, Rolleston Industrial Holdings Ltd⁸⁵, and Rolleston Industrial Developments Ltd⁸⁶ have requested that the proposed objective be amended to qualify adverse effects between those that are significant ones and those that are not. It is recommended that these submission points be rejected for the following reason.

13.3.1 Trying to minimise the adverse effects of development is a goal that may or may not be able to be achieved, with the threshold for assessing the appropriateness set through the methods of the Energy and Infrastructure Chapter, and potentially through a

⁸³ 358-66 Rolleston West Residential Ltd

⁸⁴ 363-65 Iport Rolleston Holdings Ltd

⁸⁵ 374-71 Rolleston Industrial Holdings Ltd

⁸⁶ 384-73 Rolleston Industrial Developments Ltd

consent process. Additionally, this provision and the methods in the Energy and Infrastructure Chapter accept that effects cannot be minimised in all scenarios, especially in scenarios where development must occur, and therefore provides an opportunity for this through having regard to the practical constraints etc. associated with important infrastructure. Additionally, the proposed objective does not state that effects have to be avoided but only minimised which does give some leeway for infrastructure development.

13.4 Orion New Zealand Ltd⁸⁷, Fonterra Limited⁸⁸, CIAL⁸⁹, and Midland Port, Lyttelton Port Company Ltd⁹⁰ have all requested that the proposed objective be deleted and replaced with their proposed version. Largely each submitter has proposed the same version of the objective with the only variance seeking additional protections for their particular piece of important infrastructure. It is recommended that these submission points be rejected for the following reasons:

- 13.4.1 In general the submission points seek to ensure the protection of important infrastructure. However, by having this objective also protect this form of development it would duplicate the previous objective which seeks to protect the operation of important infrastructure. The purpose of the objective is to look at the development of that infrastructure, the subsequent effects arising from it, and recognising that in some cases the effects cannot be minimised due to the practical constraints, logistical and technical practicalities associated with the development.
- 13.4.2 In regard to clause a, this is effectively repeating the provisions of the Act, and the RPS, with the enablement or permitting of important infrastructure development potentially being too liberal in some cases. Overall the Plan has taken an approach of enabling development, except where the effects of such development is required to be managed in the Plan, including the provision of important infrastructure as set out in the Energy and Infrastructure Chapter.
- 13.4.3 In regard to the submitters' clause b, incompatible development is already covered in SD-DI-O2, and to a certain degree in SD-IR-O1 by protecting the operation of important infrastructure and through seeking to achieve the community's needs, which will mean that important infrastructure would need to be protected from incompatible development.
- 13.4.4 In regard to the submitters' clause c, this largely repeats the wording used in the proposed objective, which relies on the topic specific provisions to set an appropriate level of adverse effect. Adverse effects that do not meet the effect threshold in the rules and rule requirements, would generally be dealt with as a RDIS/DIS activity, with an effects assessment being the critical component in the consent assessment. Additionally, the submitter's proposed objective seeking to have regard to only the economic benefits of the important infrastructure could narrow the objective, as only the economic benefit may be able to be assessed, even if there are environmental, social, or cultural benefits arising from

⁸⁷ 367-3 Orion New Zealand Ltd

⁸⁸ 370-18 Fonterra Limited

⁸⁹ 371-17 CIAL

⁹⁰ 453-16 Midland Port, Lyttelton Port Company Ltd

the development. Moreover, this section of the objective seeks to provide some balance between the need to minimise the effects, and the practical constraints etc. of the development, which in turn are to be determined through the methods of the Plan, or through a consent process.

- 13.4.5 Orion New Zealand Ltd have sought a clause specifically addressing the electricity distribution network. Fonterra Ltd have sought a clause specifically addressing the establishment of sensitive activities near the Dairy Processing Zone. CIAL have sought a clause that specifically address noise sensitive activities within the Air Noise Contour for the Christchurch International Airport, and land use activities that may increase bird strike risk. Midland Port, Lyttelton Port Company Ltd have sought a clause specifically addressing the avoidance of noise sensitive activities within the Port Zone Noise Control Overlay. However, the proposed wording of each clause is more typical of a policy rather than a strategic objective which by nature are meant to set the broad desired outcomes for the district, not the method by which the Plan will seek to achieve these outcomes. Additionally, these specific issues are more effectively addressed in the Energy and Infrastructure, Noise, and General Rural Zone Chapters.
- 13.5 Federated Farmers⁹¹ in line with their submission point on SD-IR-01, seek to replace the term important infrastructure with other specified terms. It is recommended to reject this submission point for the same reasoning used in SD-IR-01 and set out in paragraph 12.5.2.
- 13.6 Transpower New Zealand Ltd⁹² has requested that the proposed objective be amended by removing the term 'minimises' and replacing it with 'avoids, remedies or mitigates'. It is recommended that this submission point be rejected for the following reasons:
- 13.6.1 The purpose of a strategic objective is to set a clear goal/ outcome for the district, and the use of the proposed amended terminology would not provide certainty around what the desired outcome is.
- 13.6.2 The submission point states that they are generally supportive of the approach taken in the objective, but have a concern around the use of 'minimise' and that this may then require the effects of development to be minimal. It is considered that this interpretation of the objective is incorrect, as the first part of the objective needs to be read in conjunction with the second part, which introduces a 'while regarding' component, which does give leeway when the effects cannot be minimised due to various reasoning.
- 13.6.3 The submitter states that part of the justification for their submission point is that the NPS-ET does not require effects minimised in all circumstances. However, the proposed objective does not require this in all circumstances and does provide an 'out' where appropriate. Additionally, the wording of the NPS-ET uses 'manage' which can align with the need to minimise adverse effects, with the details on how this is to be achieved being addressed in the Energy and Infrastructure Chapter.

⁹¹ 422-104 Federated Farmers

⁹² 446-20 Transpower New Zealand Ltd

13.7 MetroPort Christchurch⁹³, Chorus, Spark and Vodafone⁹⁴, CRC⁹⁵, FENZ⁹⁶, NZTA⁹⁷, Kāinga Ora⁹⁸, Synlait Milk Ltd⁹⁹, NZDF¹⁰⁰, and KiwiRail¹⁰¹ have all requested that the proposed objective be retained as notified. As no amendments have been recommended to the objective, I recommend that these submissions points be accepted.

Recommendations

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

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

14. SD-IR-O3 Natural Hazards

Introduction

14.1 The associated issue that this provision is seeking to address is that as Selwyn contains many natural hazard risks, if development does not take these risks into consideration it can leave it vulnerable, leading to indirect and direct costs to the community.

Submissions

14.2 17 submissions points and 35 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0101	Chorus, Spark and Vodafone	035	Support	Retain as notified.
DPR-0212	ESAI	011	Oppose In Part	Amend as follows: The risk from natural hazards, including the effects of climate change, to people, property, and important infrastructure is not increased, other than where necessary to provide for important infrastructure that has no reasonable alternative.
DPR-0375	NZTA	FS025	Oppose In Part	Retain and amend the provision where appropriate.
DPR-0446	Transpower New Zealand Limited	FS013	Oppose	Reject the submission.
DPR-0260	CRC	006	Support	Retain as notified.
DPR-0283	David Evans	001	Support	Request that: - Council reject any consent applications that will lead to further coal mining and that all possible options open for the prevention of coal mining in the district should be taken. - retain the provision and uphold vigorously.

⁹³ 68-6 MetroPort Christchurch

⁹⁴ 101-34 Chorus, Spark and Vodafone

⁹⁵ 260-5 CRC

⁹⁶ 359-15 FENZ

⁹⁷ 375-14 NZTA

⁹⁸ 414-8 Kāinga Ora

⁹⁹ 420-3 Synlait Milk Ltd

¹⁰⁰ 448-13 NZDF

¹⁰¹ 458-15 KiwiRail

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0305	April Fitzjohn	002	Neither Support Nor Oppose	Not specified.
DPR-0358	Rolleston West Residential Limited (RWRL)	067	Support In Part	Amend as follows: The risk from natural hazards, including the effects of climate change, to people, property, and important infrastructure is not increased, other than where necessary to provide for important infrastructure that has no reasonable alternative, <u>or the risk is able to managed to an acceptable level.</u>
DPR-0157	Kevin & Bonnie Williams	FS952	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS479	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS436	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS484	Support In Part	Accept submission in part
DPR-0492	Kevler Development Ltd	FS414	Support	Accept submission in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS460	Support In Part	Accept the submission in part.
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	066	Support In Part	Amend as follows: The risk from natural hazards, including the effects of climate change, to people, property, and important infrastructure is not increased, other than where necessary to provide for important infrastructure that has no reasonable alternative, <u>or the risk is able to managed to an acceptable level.</u>
DPR-0157	Kevin & Bonnie Williams	FS725	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS650	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS603	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS643	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO
DPR-0492	Kevler Development Ltd	FS258	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS573	Support In Part	Accept the submission in part.
DPR-0367	Orion New Zealand Limited	004	Support	Retain as notified.
DPR-0407	Royal Forest & Bird Protection Society of New	FS573	Oppose	Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
	<i>Zealand Inc. (Forest & Bird)</i>			
DPR-0370	Fonterra Limited	019	Support	Retain as notified
DPR-0209	Manmeet Singh	FS752	Oppose In Part	Reject submission in part
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	072	Support In Part	Amend as follows: The risk from natural hazards, including the effects of climate change, to people, property, and important infrastructure is not increased, other than where necessary to provide for important infrastructure that has no reasonable alternative, <u>or the risk is able to managed to an acceptable level.</u>
DPR-0157	Kevin & Bonnie Williams	FS539	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS907	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS754	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS786	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0492	Kevler Development Ltd	FS102	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS663	Support In Part	Accept the submission in part.
DPR-0375	NZTA	015	Support In Part	Amend as follows: The risk from natural hazards, including the effects of climate change, to people, property, and important infrastructure is not increased, other than where necessary to provide for important infrastructure that has no reasonable alternative.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	074	Support In Part	Amend as follows: The risk from natural hazards, including the effects of climate change, to people, property, and important infrastructure is not increased, other than where necessary to provide for important infrastructure that has no reasonable alternative, <u>or the risk is able to managed to an acceptable level.</u>
DPR-0414	Kāinga Ora	009	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS101	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS280	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS061	Oppose In Part	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS087	Oppose In Part	Reject submission
DPR-0492	Kevler Development Ltd	FS483	Oppose	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-	FS081	Oppose In Part	Reject the submission points in part.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
	<i>Wattie Ltd Pension Plan</i>			
DPR-0565	<i>Shelley Street Holdings Ltd</i>	<i>FS009</i>	<i>Support In Part</i>	<i>Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.</i>
DPR-0422	Federated Farmers	101	Oppose In Part	Amend as follows: The risk from natural hazards, including the effects of climate change, to people, property, and important infrastructure is not increased, other than where necessary to provide for important infrastructure that has no reasonable alternative.
DPR-0375	NZTA	<i>FS030</i>	<i>Oppose In Part</i>	<i>Retain and amend the provision where appropriate.</i>
DPR-0407	<i>Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)</i>	<i>FS104</i>	<i>Support In Part</i>	<i>Accept</i>
DPR-0453	<i>Midland Port, Lyttelton Port Company Limited</i>	<i>FS035</i>	<i>Oppose</i>	<i>Reject</i>
DPR-0446	Transpower New Zealand Limited	021	Support	Retain as notified
DPR-0458	KiwiRail	016	Support	Retain as notified
DPR-0482	Jayne Grace Philp	012	Oppose	Amend the statement to reflect that these matters haven't been considered or alter the ability for subdivisions in SCA-RD11. Consider changing the approval to already developed land and returning the undeveloped parts of SCA-RD11 to rural land with restrictions on subdivision.
DPR-0481	<i>Graeme and Virginia Adams</i>	<i>FS012</i>	<i>Support</i>	<i>Allow all points.</i>
DPR-0524	<i>Nelson Early</i>	<i>FS013</i>	<i>Support</i>	<i>Amend SCA RD 11 provisions to SCA RD</i>

Analysis

14.3 ESAI¹⁰² and Federated Farmers¹⁰³ have requested that the proposed objective be amended by removing the leeway given to important infrastructure development where there is no reasonable alternative as they consider that no increased risk for natural hazards should be tolerated. It is recommended to reject these submission points for the following reason.

14.3.1 The amendment suggested by these two submitters would mean that if important infrastructure development would increase the risk from natural hazards at all, then it should not be allowed to occur. This stance would not even allow for an assessment to be made to balance the increase in risk against the benefit the infrastructure may have, and

¹⁰² 212-11 ESAI

¹⁰³ 422-101 Federated Farmers

the feasibility of alternatives. As such, it not considered that this position is practical, and could have significant effects on infrastructure provision for the community, especially as there are scenarios where important infrastructure has to base itself in hazardous areas such as fault areas, and flood areas with no suitable alternatives to avoid these areas.

- 14.4 David Evans¹⁰⁴ and April Fitzjohn¹⁰⁵ have requested that the Council reject any consent application that would lead to further coal mining. It is recommended that these submission points be rejected as this is a non-district plan review matter as they are seeking Council to pre-determine a resource consent application assessment. Additionally, the content and reasoning behind the submissions are best dealt with under the Climate Change Act 2002.
- 14.5 Rolleston West Residential Ltd¹⁰⁶, Iport Rolleston Holdings Ltd¹⁰⁷, Rolleston Industrial Holdings Ltd¹⁰⁸, and Rolleston Industrial Developments Ltd¹⁰⁹ while being generally supportive of the provision have requested amendments that would result in an objective supportive of important infrastructure development that increases the risk from natural hazards, if that risk is able to be managed to an acceptable level. It is recommended that these submission points be rejected for the following reasons:
- 14.5.1 The reasoning given by the submitters is that ‘risk... is not increased’ is an impractical and unachievable threshold. It is considered that the threshold proposed in the objective is something that should be achieved given the implication of increasing natural hazard risk on people and property. However, in saying this the objective does provide an avenue for important infrastructure being acceptable where it increases natural hazard risk, but only where it is necessary through having no viable alternative.
- 14.5.2 The suggested amendment includes the wording ‘managed to an acceptable level’, which is quite open to interpretation and would not provide the community any certainty as it would be difficult to assess what an acceptable increase in risk is.
- 14.6 NZTA¹¹⁰ has requested that the proposed objective be amended to remove ‘that has no reasonable alternative’ due to considering that the wording used is potentially subjective. It is recommended to reject this submission point as it is considered that the wording used within this objective is consistent with the wording used in the RPS Policy 11.3.4.
- 14.7 Jayne Grace Philp’s¹¹¹ submission point is the same relief as sought and discussed in paragraph 7.6 and it is recommended to be rejected for the same reasoning.

¹⁰⁴ 283-1 David Evans

¹⁰⁵ 305-2 April Fitzjohn

¹⁰⁶ 358-67 Rolleston West Residential Ltd

¹⁰⁷ 363-66 Iport Rolleston Holdings Ltd

¹⁰⁸ 374-72 Rolleston Industrial Holdings Ltd

¹⁰⁹ 384-74 Rolleston Industrial Developments Ltd

¹¹⁰ 375-15 NZTA

¹¹¹ 482-6 Jayne Grace Philp

- 14.8 Chorus, Spark and Vodafone¹¹², CRC¹¹³, Orion New Zealand Ltd¹¹⁴, Fonterra Ltd¹¹⁵, Kāinga Ora¹¹⁶, Transpower New Zealand Ltd¹¹⁷, and KiwiRail¹¹⁸ have all requested that the proposed objective be retained as notified. As no amendments have been recommended to the objective, I recommend that these submissions points be accepted.

Recommendations

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

15. SD-MWV-O1 Partnership with Ngāi Tahu

Introduction

- 15.1 The associated issue that this provision is seeking to address is that by not entering into a partnership with mana whenua, it would be a breach of the Council's responsibilities under the Treaty of Waitangi/ Ti Tiriti o Waitangi. Furthermore, it would undermine the ability for mana whenua to connect with their traditional sites and carry out their customary practices.

Submissions

- 15.2 Two submissions points and eight further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0260	CRC	007	Support	Retain as notified.
DPR-0414	Kāinga Ora	010	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS102	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS281	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS364	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS062	Oppose In Part	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS088	Oppose In Part	Reject submission
DPR-0492	Kevler Development Ltd	FS484	Oppose	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS082	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS010	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include

¹¹² 101-35 Chorus, Spark and Vodafone

¹¹³ 260-6 CRC

¹¹⁴ 367-4 Orion New Zealand Ltd

¹¹⁵ 370-19 Fonterra Ltd

¹¹⁶ 414-9 Kāinga Ora

¹¹⁷ 446-21 Transpower New Zealand Ltd

¹¹⁸ 458-16 KiwiRail

				<i>properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.</i>
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- 15.3 CRC¹¹⁹, and Kāinga Ora¹²⁰ have requested that the proposed objective be retained as notified. No amendments have been recommended to the objective, so given this it is recommended that these submissions points be accepted.

Recommendations

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

16. SD-UFD-O1 Compact and Sustainable Township Network

Introduction

- 16.1 The associated issue that this provision is seeking to address is that unplanned urban growth can lead to poor urban form, disjointed communities, and adverse outcomes on the existing character of Selwyn's townships.

Submissions

- 16.2 17 submissions points and 106 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0032	CCC	005	Support In Part	Amend as follows: Urban growth is located only in or around adjoining existing townships...
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS004	Oppose	Reject submission
DPR-0157	Kevin & Bonnie Williams	FS081	Oppose	Reject submission
DPR-0209	Manmeet Singh	FS006	Oppose	Reject submission
DPR-0298	Trices Road Re-zoning Group	FS912	Oppose	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS016	Oppose	Reject submission
DPR-0358	Rolleston West Residential Limited (RWRL)	FS032	Oppose	Reject
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS032	Oppose	Reject

¹¹⁹ 260-6 CRC

¹²⁰ 414-9 Kāinga Ora

DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS032	Oppose	Reject
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS032	Oppose	Reject
DPR-0411	Hughes Developments Limited	FS001	Oppose	Disallow
DPR-0414	Kāinga Ora	FS001	Oppose In Part	Not specified
DPR-0432	Birchs Village Limited	FS005	Oppose In Part	Reject submission
DPR-0456	Four Stars Development & Gould Developments Ltd	FS001	Oppose	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS006	Oppose	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS005	Oppose	Reject Submission
DPR-0492	Kevler Development Ltd	FS801	Oppose	Reject Submission
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS036	Oppose	Reject submission
DPR-0580	Kersey Park Limited	FS006	Oppose In Part	Reject submission in part
DPR-0032	CCC	006	Support In Part	Amend plan to incorporate relevant recommendations from the Social and Affordable Housing Action Plan of the Greater Christchurch Partnership.
DPR-0157	Kevin & Bonnie Williams	FS029	Oppose	Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport) and any other matters not consistent with or with implications for the our submission (157)
DPR-0209	Manmeet Singh	FS008	Oppose	Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport)
DPR-0298	Trices Road Re-zoning Group	FS006	Oppose	Reject submission
DPR-0358	Rolleston West Residential Limited (RWRL)	FS026	Oppose	Reject
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS026	Oppose	Reject
DPR-0371	CIAL	FS007	Neither Support Nor Oppose	Neutral
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS026	Oppose	Reject

DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS026	Oppose	Reject
DPR-0414	Kāinga Ora	FS002	Support In Part	Not specified
DPR-0432	Birchs Village Limited	FS006	Oppose In Part	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS014	Oppose	Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport)
DPR-0492	Kevler Development Ltd	FS812	Oppose	Reject submission points with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport)
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS028	Oppose In Part	Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport)
DPR-0580	Kersey Park Limited	FS007	Oppose In Part	Reject submission in part
DPR-0142	NZ Pork	020	Support	Retain as notified.
DPR-0260	CRC	008	Support	Retain as notified.
DPR-0157	Kevin & Bonnie Williams	FS091	Oppose In Part	Reject in part the amendments sought.
DPR-0209	Manmeet Singh	FS084	Oppose	Reject the submission in part.
DPR-0298	Trices Road Re-zoning Group	FS027	Oppose In Part	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS900	Oppose	Reject submission
DPR-0492	Kevler Development Ltd	FS745	Oppose	Reject Submission
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS043	Oppose	Reject submission in part being the amendments sought and the notified provisions sought to be retained
DPR-0343	CDHB	012	Support	Retain as notified
DPR-0353	HortNZ	088	Oppose In Part	Amend as follows: Urban growth is located only in or around existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network, while responding to the community's needs, natural landforms, cultural values, and physical features, <u>and avoiding versatile soils and creating incompatible activities.</u>
DPR-0142	NZ Pork	FS026	Support	Allow in full
DPR-0157	Kevin & Bonnie Williams	FS894	Oppose	Reject submission
DPR-0209	Manmeet Singh	FS200	Oppose	Reject submission
DPR-0298	Trices Road Re-zoning Group	FS891	Oppose	Reject submission
DPR-0358	Rolleston West Residential Limited (RWRL)	FS027	Oppose	Reject
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS027	Oppose	Reject

DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS027	Oppose	Reject
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS027	Oppose	Reject
DPR-0358	Rolleston West Residential Limited (RWRL)	068	Support In Part	Amend as follows: Urban growth is <u>primarily</u> located only in or around existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network, while responding to the community's needs, natural landforms, cultural values, and physical features.
DPR-0032	CCC	FS012	Oppose	Retain the objective as currently worded.
DPR-0157	Kevin & Bonnie Williams	FS953	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS480	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS437	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS485	Support In Part	Accept submission in part
DPR-0492	Kevler Development Ltd	FS415	Support	Accept submission in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS461	Support In Part	Accept the submission in part.
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	067	Support In Part	Amend as follows: Urban growth is <u>primarily</u> located only in or around existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network, while responding to the community's needs, natural landforms, cultural values, and physical features.
DPR-0032	CCC	FS013	Oppose	Retain the objective as currently worded.
DPR-0157	Kevin & Bonnie Williams	FS726	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS651	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS604	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS644	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO
DPR-0492	Kevler Development Ltd	FS259	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS574	Support In Part	Accept the submission in part.
DPR-0367	Orion New Zealand Limited	005	Support	Retain as notified.
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS574	Oppose	Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure.

DPR-0370	Fonterra Limited	020	Support In Part	Amend as follows: Urban growth is located only in or around existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network, while <u>avoiding reverse sensitivity effects on approved, existing and permitted activities</u> , responding to the community's needs, natural landforms, cultural values, and physical features and <u>avoiding</u> .
DPR-0157	Kevin & Bonnie Williams	FS080	Oppose	Reject
DPR-0209	Manmeet Singh	FS733	Oppose	Reject submission
DPR-0298	Trices Road Re-zoning Group	FS910	Oppose	Reject submission
DPR-0358	Rolleston West Residential Limited (RWRL)	FS028	Support In Part	Adopt subject to wording
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS028	Support In Part	Adopt subject to wording
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS028	Support In Part	Adopt subject to wording
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS028	Support In Part	Adopt subject to wording
DPR-0371	CIAL	018	Support	Retain as notified
DPR-0353	HortNZ	FS082	Oppose	Reject
DPR-0453	Midland Port, Lyttelton Port Company Limited	FS022	Support	Accept
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	073	Support In Part	Amend as follows: Urban growth is <u>primarily</u> located only in or around existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network, while responding to the community's needs, natural landforms, cultural values, and physical features.
DPR-0157	Kevin & Bonnie Williams	FS540	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS908	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS755	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS787	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0492	Kevler Development Ltd	FS103	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS664	Support In Part	Accept the submission in part.
DPR-0375	NZTA	016	Support In Part	Retain as notified with further provision to encourage a higher density of residential

				developments in appropriate locations and the encouragement of integrated urban development.
DPR-0358	Rolleston West Residential Limited (RWRL)	FS029	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS029	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS029	Support	Adopt
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS029	Support	Adopt
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	075	Support In Part	Amend as follows: Urban growth is <u>primarily</u> located only in or around existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network, while responding to the community's needs, natural landforms, cultural values, and physical features.
DPR-0412	Hughes Developments	001	Oppose In Part	Amend as follows: Urban growth is located only in or around existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network, while responding to the community's needs, natural landforms, cultural values, <u>infrastructure requirements</u> and physical features.
DPR-0358	Rolleston West Residential Limited (RWRL)	FS030	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS030	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS030	Support	Adopt
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS030	Support	Adopt
DPR-0414	Kāinga Ora	011	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS103	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS282	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS063	Oppose In Part	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS089	Oppose In Part	Reject submission
DPR-0492	Kevler Development Ltd	FS485	Oppose	Reject submission points in part

DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS083	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS011	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0422	Federated Farmers	105	Support In Part	Amend as follows: Urban growth is located only in or around existing townships and in a compact and sustainable form that aligns with its anticipated role in the Township Network, while <u>considering responding to</u> the community's needs, natural landforms, cultural values, and physical features, <u>and the potential loss of highly productive soils and the creation of incompatible activities.</u>
DPR-0032	CCC	FS329	Support In Part	Amend as sought by the submitter, except for the change from "responding" to "considering".
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS010	Oppose	Reject submission
DPR-0142	NZ Pork	FS017	Support	Allow in full
DPR-0157	Kevin & Bonnie Williams	FS918	Oppose	Reject submission
DPR-0209	Manmeet Singh	FS133	Oppose	Reject submission
DPR-0260	CRC	FS004	Support	Accept the relief sought by Federated Farmers on this submission point.
DPR-0298	Trices Road Re-zoning Group	FS842	Oppose	Reject submission
DPR-0353	HortNZ	FS165	Oppose In Part	Accept
DPR-0358	Rolleston West Residential Limited (RWRL)	FS031	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS031	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS031	Support	Adopt
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS031	Support	Adopt
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS108	Support	Accept with the inclusion of "indigenous biodiversity"
DPR-0456	Four Stars Development & Gould Developments Ltd	FS146	Oppose	Reject submission

DPR-0488	Dally Family Trust and Julia McIlraith	FS011	Oppose	Reject submission
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Analysis

- 16.3 CCC¹²¹ has requested that the proposed objective be amended to replace ‘around’ with ‘adjoining’ to improve clarity and intent. It is recommended to accept this submission point as it is considered that by replacing ‘around’ with ‘adjoining’ would make it clearer that urban growth is only intended to occur in areas adjoining an existing urban area.
- 16.4 CCC¹²² has requested that the Plan be amended to incorporate the recommendations from the Social and Affordable Housing Action Plan. It is recommended that this point be rejected as the stated Action Plan is currently in development and has not been approved by the Greater Christchurch Partnership, and therefore cannot be considered as part of this process.
- 16.5 HortNZ¹²³ and Federated Farmers¹²⁴ have requested that the proposed objective be amended in similar ways with a request to include the need to either avoid development on versatile soils or the need to consider the potential loss of highly productive soils, and the placement of incompatible activities. It is recommended to accept this submission point in part for the following reasons:
- 16.5.1 Federated Farmers within their submission point has requested that the term ‘responding to’ be replaced with ‘considering’. It is recommended to accept this part of the submission as the term ‘considering’ would better reflect the necessary assessment that needs to be made when assessing the effects of urban growth on these elements.
- 16.5.2 Both submitters have requested a similar relief, this being the inclusion of either the need to avoid urban growth on versatile soils, or for the potential loss of highly productive soils to be considered. In order to make the Plan more consistent with the RPS it is recommended to amend the proposed objective by including the term ‘highly productive land’ into the objective as one of the elements that needs to be considered when planning for urban growth. It has been recommended to use ‘land’ instead of ‘soils’ to reflect the terminology used within the Proposed National Policy Statement for Highly Productive Land. This minor change in terminology is considered to be within the scope of the relief sought.
- 16.5.3 Both submitters have requested that the creation of situations where incompatible activities are placed near each other is avoided. It is recommended that this part of the submission point be rejected as this element is already addressed through SD-DI-O2, and by including it here would be duplication.
- 16.6 Rolleston West Residential Ltd¹²⁵, Iport Rolleston Holdings Ltd¹²⁶, Rolleston Industrial Holdings Ltd¹²⁷, and Rolleston Industrial Developments Ltd¹²⁸ were generally supportive of the proposed

¹²¹ 32-5 CCC

¹²² 32-6 CCC

¹²³ 353-88 HortNZ

¹²⁴ 422-105 Federated Farmers

¹²⁵ 358-68 Rolleston West Residential Ltd

¹²⁶ 363-67 Iport Rolleston Holdings Ltd

¹²⁷ 374-73 Rolleston Industrial Holdings Ltd

¹²⁸ 384-75 Rolleston Industrial Developments Ltd

objective but have requested that it be amended by replacing 'only' with 'primarily' where the objective talks about where urban growth occurs. It is recommended to reject these submission points as this change in terms would render the proposed objective as being too open and could result in development occurring away from existing urban areas. Additionally, there would be difficulties in giving effect to the amended version as there would be issues in assessing when it is appropriate for a development to be adjoining a township and when it is not. Essentially this proposed objective is seeking that all urban growth is connected to existing urban activities. As stated, this change would leave this objective too open to be able to set a clear direction or outcome, and would then result in all underlying provisions aligning with this provision also needing to be amended to reflect this change in approach.

- 16.7 Fonterra Ltd¹²⁹ have requested that the proposed objective be amended to include the need to avoid reverse sensitivity effects on existing and permitted activities. It is recommended to reject this submission point due to the issue of incompatible land use and the subsequent reverse sensitivity effects being dealt with in SD-DI-O2 and through SD-IR-O1 as Fonterra's dairy processing plant has been recognised as 'important infrastructure'. To include it as part of this objective would result in unnecessary duplication.
- 16.8 NZTA¹³⁰ has requested that the objective be retained but with further provision being included to encourage higher densities of residential development in appropriate locations. Additionally, on a similar note Hughes Development¹³¹ has made a submission point seeking that the proposed objective be amended to include 'infrastructure requirements' as an element that should be considered when urban growth planning. While the principle behind these submission points is accepted it is recommended to reject these submission points for the following reasons:
- 16.8.1 Intensification is already partially addressed within this proposed objective through seeking that urban growth occurs in a compact and sustainable way which would encourage high density development in appropriate locations. The specific densities for an area is then assessed and set through the Urban Growth, and zone specific chapters.
- 16.8.2 Additionally, infrastructure requirements are also dealt with in SD-UFD-O3 which seeks to have urban growth and development integrate with the provision of infrastructure.
- 16.9 NZPork¹³², CRC¹³³, CDHB¹³⁴, Orion New Zealand Ltd¹³⁵, CIAL¹³⁶, and Kāinga Ora¹³⁷ have all requested the proposed objective be retained as notified. Given the minor amendments recommended resulting from the previously discussed submission points, I recommend that those submissions points seeking the retention of the objective as notified be accepted in part. On review of the submissions points no matters were raised that would conflict with the proposed amendments.

¹²⁹ 370-20 Fonterra Ltd

¹³⁰ 375-16 NZTA

¹³¹ 412-1 Hughes Development

¹³² 142-20 NZPork

¹³³ 260-8 CRC

¹³⁴ 343-8 CDHB

¹³⁵ 367-5 Orion New Zealand Ltd

¹³⁶ 371-18 CIAL

¹³⁷ 414-11 Kāinga Ora

Recommendations

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

- a) Amend SD-UFD-O1 as shown in **Appendix 2** to provide better clarity as to the desired outcome of the strategic objective to increase its effectiveness.

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

17. SD-UFD-O2 Urban Growth and Development

Introduction

17.1 The associated issue that this provision is seeking to address is that insufficient land available for housing and business can stifle growth, decrease housing affordability, and prevent people from living and working in their own community.

Submissions

17.2 27 submissions points and 129 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	002	Oppose	Amend SF-UFD-O2 as follows: There is sufficient as a minimum, ample feasible development capacity to meet anticipated demands for housing and business activities.
DPR-0032	CCC	FS002	Oppose In Part	Amend the objective as follows: There is at least sufficient feasible development capacity ...
DPR-0358	Rolleston West Residential Limited (RWRL)	FS033	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS033	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS033	Support	Adopt
DPR-0375	NZTA	FS036	Oppose	Further consideration is given to the submission prior to determining whether an increased density is appropriate.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS033	Support	Adopt
DPR-0137	Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd	002	Oppose	Amend as follows: There is sufficient as a minimum, ample feasible development capacity to meet anticipated demands for housing and business activities.
DPR-0032	CCC	FS003	Oppose In Part	Amend the objective as follows: There is at least sufficient feasible development capacity ...

DPR-0358	Rolleston West Residential Limited (RWRL)	FS034	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS034	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS034	Support	Adopt
DPR-0375	NZTA	FS037	Oppose	Further consideration is given to the submission prior to determining whether an increased density is appropriate.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS034	Support	Adopt
DPR-0157	Kevin & Bonnie Williams	002	Support In Part	Amend as follows: There is sufficient as a minimum <u>ample</u> feasible development capacity to meet anticipated demands for housing and business activities.
DPR-0032	CCC	FS004	Oppose In Part	Amend the objective as follows: There is at least sufficient feasible development capacity ...
DPR-0358	Rolleston West Residential Limited (RWRL)	FS035	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS035	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS035	Support	Adopt
DPR-0375	NZTA	FS038	Oppose	Further consideration is given to the submission prior to determining whether an increased density is appropriate.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS035	Support	Adopt
DPR-0588	Michael House	FS022	Support	The proposed changes to the PDP objectives and policies to be accepted
DPR-0176	Brent Macaulay & Becky Reid	002	Support In Part	Amend Strategic Directions SD-UFD-02 to read: There is sufficient as a minimum, <u>ample</u> feasible development capacity to meet anticipated demands for housing and business activities.
DPR-0032	CCC	FS005	Oppose In Part	Amend the objective as follows: There is at least sufficient feasible development capacity ...
DPR-0246	Craig Robertson	FS003	Support In Part	Support the submission subject to the rezoning proposal providing for appropriate integration and connectivity with residential development of my land.
DPR-0358	Rolleston West Residential Limited (RWRL)	FS036	Support	Adopt

DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS036	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS036	Support	Adopt
DPR-0375	NZTA	FS039	Oppose	Further consideration is given to the submission prior to determining whether an increased density is appropriate.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS036	Support	Adopt
DPR-0178	Carey Manson	002	Support In Part	Amend as follows: There is sufficient <u>as a minimum, ample</u> feasible development capacity to meet anticipated demands for housing and business activities.
DPR-0032	CCC	FS006	Oppose In Part	Amend the objective as follows: There is at least sufficient feasible development capacity ...
DPR-0358	Rolleston West Residential Limited (RWRL)	FS037	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS037	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS037	Support	Adopt
DPR-0375	NZTA	FS040	Oppose	Further consideration is given to the submission prior to determining whether an increased density is appropriate.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS037	Support	Adopt
DPR-0180	Peter & Christine Bond	003	Support In Part	Amend SD-UFD-02 to read: There is sufficient <u>ample</u> feasible development capacity to meet anticipated demands for housing and business activities.
DPR-0032	CCC	FS007	Oppose In Part	Amend the objective as follows: There is at least sufficient feasible development capacity ...
DPR-0358	Rolleston West Residential Limited (RWRL)	FS038	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS038	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS038	Support	Adopt
DPR-0375	NZTA	FS041	Oppose	Further consideration is given to the submission prior to determining whether an increased density is appropriate.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS038	Support	Adopt

DPR-0209	Manmeet Singh	003	Support In Part	Amend Strategic Directions SD-UFD-02 to read: There is sufficient <u>as a minimum, ample</u> feasible development capacity to meet anticipated demands for housing and business activities.
DPR-0032	CCC	FS184	Oppose In Part	Amend the objective as follows: <i>There is at least sufficient feasible development capacity ...</i>
DPR-0375	NZTA	FS415	Oppose	<i>Further consideration is given to the submission prior to determining whether an increased density is enabled.</i>
DPR-0298	Trices Road Re-zoning Group	006	Oppose In Part	Amend SD-UFD-02 as follows: There is <u>as a minimum</u> sufficient feasible development capacity <u>in each township</u> to meet anticipated demands for housing and business activities.
DPR-0358	Rolleston West Residential Limited (RWRL)	FS047	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS047	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS047	Support	Adopt
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS047	Support	Adopt
DPR-0302	Alison Smith, David Boyd & John Blanchard	002	Oppose In Part	Amend as follows: There is sufficient <u>plentiful</u> feasible development capacity to meet anticipated demands for housing and business activities.
DPR-0358	Rolleston West Residential Limited (RWRL)	FS041	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS041	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS041	Support	Adopt
DPR-0375	NZTA	FS042	Oppose	<i>Further consideration is given to the submission prior to determining whether an increased density is appropriate.</i>
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS041	Support	Adopt
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS002	Neither Support Nor Oppose	Neutral
DPR-0344	Four Stars Development Ltd & Gould Developments Ltd	006	Oppose In Part	Amend as follows: There is <u>as a minimum</u> sufficient feasible development capacity <u>in each township</u> to meet

				anticipated demands for housing and business activities.
DPR-0358	Rolleston West Residential Limited (RWRL)	FS048	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS048	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS048	Support	Adopt
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS048	Support	Adopt
DPR-0358	Rolleston West Residential Limited (RWRL)	069	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS954	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS481	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS438	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS486	Support In Part	Accept submission in part
DPR-0492	Kevler Development Ltd	FS416	Support	Accept submission in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS462	Support In Part	Accept the submission in part.
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	068	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS727	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS652	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS605	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS645	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO
DPR-0492	Kevler Development Ltd	FS260	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS575	Support In Part	Accept the submission in part.
DPR-0371	CIAL	019	Support In Part	Amend as follows: There is sufficient feasible development capacity <u>in appropriate locations</u> to: 1. meet anticipated demands for housing and business activities <u>and</u> <u>2. promote well-functioning urban environments.</u>

DPR-0032	CCC	FS016	Support	Amend the objective to include that the provision for development capacity also promotes well-functioning urban environments.
DPR-0353	HortNZ	FS083	Oppose	Reject
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	074	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS541	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS909	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS756	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS788	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0492	Kevler Development Ltd	FS104	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS665	Support In Part	Accept the submission in part.
DPR-0376	Fox & Associates	002	Oppose	Amend Strategic Directions SD-UFD-02 to read: There is sufficient as a minimum, ample feasible development capacity to meet anticipated demands for housing and business activities.
DPR-0032	CCC	FS291	Oppose In Part	Amend the objective as follows: There is at least sufficient feasible development capacity ...
DPR-0375	NZTA	FS414	Oppose	Further consideration is given to the submission prior to determining whether an increased density is enabled.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	076	Support	Retain as notified
DPR-0397	Survus Consultants Ltd	002	Oppose In Part	Amend as follows: There is sufficient as a minimum, ample feasible development capacity to meet anticipated demands for housing and business activities.
DPR-0358	Rolleston West Residential Limited (RWRL)	FS039	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS039	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS039	Support	Adopt
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS039	Support	Adopt
DPR-0399	Gulf Central Properties Ltd & Apton Developments Ltd	003	Oppose In Part	Amend as follows: There is sufficient as a minimum, ample feasible development capacity to meet anticipated demands for housing and business activities.

DPR-0358	Rolleston West Residential Limited (RWRL)	FS040	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS040	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS040	Support	Adopt
DPR-0375	NZTA	FS307	Oppose	Further consideration is given to the submission prior to determining whether an increased density is appropriate.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS040	Support	Adopt
DPR-0415	Fulton Hogan Limited	FS015	Oppose	Disallow the submission as proposed. If the submission is accepted, ensure any amendments appropriate reflect the purpose of the RMA and do not adversely impact Fulton Hogan's proposed Roydon Quarry.
DPR-0574	Macrocarpa Supplies Limited	FS003	Support In Part	Re-zone the area identified in DPR-0399 in order to provide for the efficient operation of businesses which support rural land use activity.
DPR-0575	Makz Trailers Limited	FS003	Support In Part	Re-zone the area identified in DPR-0399 in order to provide for the efficient operation of businesses which support rural land use activity.
DPR-0577	Southern Horticultural Products Ltd	FS003	Support In Part	Re-zone the area identified in DPR-0399 in order to provide for the efficient operation of businesses which support rural land use activity.
DPR-0584	Barron Family Trust	FS003	Support In Part	Re-zone the area identified in DPR-0399 in order to provide for the efficient operation of businesses which support rural land use activity.
DPR-0412	Hughes Developments	002	Oppose In Part	Amend as follows: There is sufficient feasible development capacity to meet anticipated demand for housing and business activities.
DPR-0358	Rolleston West Residential Limited (RWRL)	FS044	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS044	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS044	Support	Adopt
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS044	Support	Adopt
DPR-0414	Kāinga Ora	012	Support In Part	Amend as follows: There is <u>at all times at least</u> sufficient feasible development capacity to meet anticipated

				<u>expected</u> demands for housing and business activities <u>land over the short term, medium term and long term.</u>
DPR-0157	Kevin & Bonnie Williams	FS104	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS283	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS064	Oppose In Part	Reject submission
DPR-0358	Rolleston West Residential Limited (RWRL)	FS045	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS045	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS045	Support	Adopt
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS045	Support	Adopt
DPR-0461	Dunweavin 2020 Ltd	FS090	Oppose In Part	Reject submission
DPR-0492	Kevler Development Ltd	FS486	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS084	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS012	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0565	Shelley Street Holdings Ltd	FS109	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0453	Midland Port, Lyttelton Port Company Limited	017	Support In Part	Amend as follows: There is sufficient feasible development capacity <u>in appropriate locations</u> to: <u>1. meet anticipated demands for housing and business activities and</u> <u>2. promote well-functioning urban environments.</u>
DPR-0358	Rolleston West Residential Limited (RWRL)	FS046	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS046	Support	Adopt

DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS046	Support	Adopt
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS046	Support	Adopt
DPR-0460	Marama Te Wai Ltd	008	Oppose In Part	Amend SD-UFD-O2 to read: There is as a minimum ample sufficient feasible development capacity to meet anticipated demands for housing and business activities.
DPR-0347	Richard Erskine & Trish Standfield	FS008	Oppose	<i>That all affected homeowners are consulted with, along with the rest of the West Melton township. Considers that a larger scale development would be more in keeping with the existing land owners on the eastern side of the proposal, would still retain the amenity value of the neighbouring properties.</i>
DPR-0537	Stephen Lycett	FS007	Oppose	Disallow in full
DPR-0578	Elene (Helen) Anderson	FS026	Oppose	Submission point to be disallowed in full. Should SDC choose to approve this submission either in full or part, then requests that 16 Shepherd Ave to be excluded from any rezoning, i.e. remain at the current LLRZ/GRUZ zoning.
DPR-0594	Andrew and Amanda Diehl	FS007	Oppose	Reject submission point and maintain zoning and policy as drafted in PDP.
DPR-0461	Dunweavin 2020 Ltd	003	Oppose In Part	Amend as follows: There is plentiful sufficient as a minimum, ample feasible development capacity to meet anticipated demands for housing and business activities.
DPR-0488	Dally Family Trust and Julia McIlraith	005	Oppose In Part	Amend as follows: There is <u>at least</u> sufficient feasible development capacity to meet anticipated demands for housing and business activities.
DPR-0032	CCC	FS332	Support	Amend the objective as follows: <i>There is at least sufficient feasible development capacity ...</i>
DPR-0375	NZTA	FS416	Oppose	<i>Further consideration is given to the submission prior to determining whether an increased density is enabled.</i>
DPR-0588	Michael House	FS002	Support	<i>The proposed changes to the PDP objectives and policies to be accepted</i>
DPR-0491	Paul and Sue Robinson	003	Oppose	Amend as follows: There is sufficient as a minimum, <u>ample</u> feasible development capacity to meet anticipated demands for housing and business activities.
DPR-0032	CCC	FS333	Oppose In Part	Amend the objective as follows: <i>There is at least sufficient feasible development capacity ...</i>
DPR-0375	NZTA	FS045	Oppose	<i>Further consideration is given to the submission prior to determining whether an increased density is appropriate.</i>
DPR-0492	Kevler Development Ltd	002	Oppose	Amend as follows:

				There is sufficient -plentiful feasible development capacity to meet anticipated demands for housing and business activities.
DPR-0358	Rolleston West Residential Limited (RWRL)	FS042	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS042	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS042	Support	Adopt
DPR-0375	NZTA	FS046	Oppose	Further consideration is given to the submission prior to determining whether an increased density is appropriate.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS042	Support	Adopt
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	002	Oppose	Amend as follows: There is sufficient -plentiful feasible development capacity to meet anticipated demands for housing and business activities.
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS005	Support	Support subject to being consistent with the relief sought by submission 302.
DPR-0358	Rolleston West Residential Limited (RWRL)	FS043	Support	Adopt
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS043	Support	Adopt
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS043	Support	Adopt
DPR-0375	NZTA	FS047	Oppose	Further consideration is given to the submission prior to determining whether an increased density is appropriate.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS043	Support	Adopt

Analysis

- 17.3 Lynn & Malcolm Stewart, Lynn & Carol Townsend, & Rick Fraser¹³⁸, Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd¹³⁹, Kevin & Bonnie Williams¹⁴⁰, Brent Macaulay & Becky Reid¹⁴¹, Carey Manson¹⁴², Peter & Christine Bond¹⁴³, Manmeet Singh¹⁴⁴, Trices Road Re-zoning Group¹⁴⁵, Alison

¹³⁸ 136-7 Lynn & Malcolm Stewart, Lynn & Carol Townsend, & Rick Fraser

¹³⁹ 137-2 Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd

¹⁴⁰ 157-2 Kevin & Bonnie Williams

¹⁴¹ 176-2 Brent Macaulay & Becky Reid

¹⁴² 178-2 Carey Manson

¹⁴³ 180-3 Peter & Christine Bond

¹⁴⁴ 209-3 Manmeet Singh

¹⁴⁵ 298-6 Trices Road Re-zoning Group

Smith, David Boyd & John Blanchard¹⁴⁶, Four Stars Development Ltd & Gould Developments Ltd¹⁴⁷, Fox & Associates¹⁴⁸, Survus Consultants Ltd¹⁴⁹, Gulf Central Properties Ltd & Apton Developments Ltd¹⁵⁰, Hughes Developments¹⁵¹, Marama Te Wai Ltd¹⁵², Dunweavin 2020 Ltd¹⁵³, Dally Family Trust and Julia McIlraith¹⁵⁴, Paul and Sue Robinson¹⁵⁵, Kevler Development Ltd¹⁵⁶, and Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan¹⁵⁷ have requested an amendment to the proposed objective to remove the term ‘sufficient’ with ‘as a minimum, ample’ or another similar term (‘plentiful’). It is recommended to reject these submissions points as the term (sufficient) used in the proposed objective is consistent with the language used in the NPS-UD, notably Policy 2 that states that “...local authorities, at all times, provide at least sufficient development capacity to meet expect demand...”. Additionally, the suggested terms such as ‘ample’ are subjective and open to interpretation as to what ‘ample’ actually is. Whereas, ‘sufficient’ and how it is determined is clearly set out in the NPS-UD in Subpart 1.

17.4 CIAL¹⁵⁸ and Midland Port, Lyttelton Port Company Ltd¹⁵⁹ have requested that the proposed objective be amended. It is recommended to reject this submission point as seeking to have development ‘in appropriate locations’ and for it to ‘promote well-functioning urban environments’ is already adequately addressed as part of SD-UFD-O1 and SD-UFD-O3, and within the Urban Growth Chapter. To include these matters as part of this objective would only serve to confuse the purpose of it, which is to ensure there is enough land available for development to meet the anticipated demands. The form and where that development occurs is then guided by the previously noted provisions. Furthermore, the submitter within their submission raises the need to make these amendments to ensure that incompatible activities do not co-locate, however this aspect is already dealt with in SD-DI-O2, and as such does not need to also be addressed within this objective.

17.5 Kāinga Ora¹⁶⁰ is generally supportive of the provision but has requested that the proposed objective be amended as discussed below. It is recommended to accept in part their submission for the following reasons:

17.5.1 The inclusion of ‘at all times at least’ and ‘land over the short term, medium term and long term’ are unnecessary given that these aspects are inherently already part of this objective through the existing wording. Given that this is an objective and therefore the desired outcome for the district, this means that the desired outcome is that there is always enough land for development to meet need. Additionally through the NPS-UD, Council is required

¹⁴⁶ 302-2 Alison Smith, David Boyd & John Blanchard

¹⁴⁷ 344-6 Four Stars Development Ltd & Gould Developments Ltd

¹⁴⁸ 376-2 Fox & Associates

¹⁴⁹ 397-2 Survus Consultants Ltd

¹⁵⁰ 399-3 Gulf Central Properties Ltd & Apton Developments Ltd

¹⁵¹ 412-2 Hughes Developments

¹⁵² 460-8 Marama Te Wai Ltd

¹⁵³ 461-3 Dunweavin 2020 Ltd

¹⁵⁴ 488-5 Dally Family Trust and Julia McIlraith

¹⁵⁵ 491-3 Paul and Sue Robinson

¹⁵⁶ 492-2 Kevler Development Ltd

¹⁵⁷ 493-2 Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan

¹⁵⁸ 371-19 CIAL

¹⁵⁹ 453-17 Midland Port, Lyttelton Port Company Ltd

¹⁶⁰ 414-12 Kāinga Ora

to constantly monitor, assess, and respond to housing and business capacity needs. Therefore, it is recommended to reject this part of the submission point.

17.5.2 The part of the submission point that it is recommended to be accepted is the amendment to delete the term ‘anticipated’ and replace it with ‘expected’. This amendment would mean that same terminology would be used between the Plan and the NPS-UD, and is therefore supported.

17.6 Rolleston West Residential Ltd¹⁶¹, Iport Rolleston Holdings Ltd¹⁶², Rolleston Industrial Holdings Ltd¹⁶³, and Rolleston Industrial Developments Ltd¹⁶⁴ have all requested the proposed objective be retained as notified. Given the minor amendments recommended resulting from the previously discussed submission points, I recommend that those submissions points seeking the retention of the objective as notified be accepted in part. On review of the submissions points no matters were raised that would conflict with the proposed amendments.

Recommendations

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

a) Amend SD-UFD-O2 as shown in **Appendix 2** to provide better clarity as to the desired outcome of the strategic objective and to increase its effectiveness.

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

18. SD-UFD-O3 Integration of Land Use and Infrastructure

Introduction

18.1 The associated issue that this provision is seeking to address is that growth that does not align with infrastructure can lead to inefficient outcomes. Additionally, if the effects of climate change are not factored into when deciding where growth and development occurs, it may lead to increased vulnerabilities in the future.

Submissions

18.2 14 submissions points and 51 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0032	CCC	001	Support In Part	Amend as follows: Urban growth and development: <u>1. is of a form and density that supports the viable provision of public transport services and provides for well-integrated public transport infrastructure.</u> ± 2 ...

¹⁶¹ 358-69 Rolleston West Residential Ltd

¹⁶² 363-68 Iport Rolleston Holdings Ltd

¹⁶³ 374-74 Rolleston Industrial Holdings Ltd

¹⁶⁴ 384-76 Rolleston Industrial Developments Ltd

DPR-0157	Kevin & Bonnie Williams	FS024	Oppose	Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport) and any other matters not consistent with or with implications for the our submission (157)
DPR-0209	Manmeet Singh	FS002	Oppose	Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport)
DPR-0298	Trices Road Re-zoning Group	FS001	Oppose	Reject submission
DPR-0375	NZTA	FS035	Support	Accept proposed amendment.
DPR-0432	Birchs Village Limited	FS001	Oppose In Part	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS013	Oppose	Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport)
DPR-0492	Kevler Development Ltd	FS811	Oppose	Reject submission points with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport)
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS027	Oppose In Part	Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport)
DPR-0580	Kersey Park Limited	FS002	Oppose In Part	Reject submission in part
DPR-0587	Lloyd Bathurst	FS001	Oppose	Submission points be disallowed in full as does not support higher density living in Rolleston or the requirement to provide for public transport in all new developments.
DPR-0260	CRC	009	Support	Retain as notified.
DPR-0157	Kevin & Bonnie Williams	FS092	Oppose In Part	Reject in part the amendments sought.
DPR-0209	Manmeet Singh	FS085	Oppose	Reject the submission in part.
DPR-0298	Trices Road Re-zoning Group	FS028	Oppose In Part	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS901	Oppose	Reject submission
DPR-0492	Kevler Development Ltd	FS746	Oppose	Reject Submission
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS044	Oppose	Reject submission in part being the amendments sought and the notified provisions sought to be retained
DPR-0343	CDHB	013	Support In Part	Amend as follows; ... <u>3. creates environments that protect or improve prospects for long-term health and wellbeing.</u>
DPR-0032	CCC	FS011	Support	Add to the objective that it seek the creation of environments that improve prospects for longterm health and wellbeing.
DPR-0358	Rolleston West Residential Limited (RWRL)	070	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS955	Support In Part	Accept the submission in part

DPR-0209	Manmeet Singh	FS482	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS439	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS487	Support In Part	Accept submission in part
DPR-0492	Kevler Development Ltd	FS417	Support	Accept submission in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS463	Support In Part	Accept the submission in part.
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	069	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS728	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS653	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS606	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS646	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO
DPR-0492	Kevler Development Ltd	FS261	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS576	Support In Part	Accept the submission in part.
DPR-0367	Orion New Zealand Limited	006	Support In Part	Amend as follows: Urban growth and development: 1. is well-integrated with the efficient provision, including the timing and funding, of infrastructure, <u>and early engagement with infrastructure providers</u> ; and 2.
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS575	Oppose	Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure.
DPR-0370	Fonterra Limited	021	Support In Part	Amend as follows: Urban growth and development: 1. ... 2. <u>does not affect the efficient operation, use, development, appropriate upgrading and safety of important infrastructure</u> ; and 3. ...
DPR-0209	Manmeet Singh	FS753	Oppose In Part	Reject submission in part
DPR-0375	NZTA	FS043	Support	Adopt recommended amendment
DPR-0371	CIAL	020	Support In Part	Amend as follows: Urban growth and development: 1. is well-integrated with the efficient provision, including the timing and funding, of infrastructure

				<u>2. does not affect the efficient operation, use, development, appropriate upgrading and safety of important infrastructure;</u> and 3. has the ability to manage or respond to the effects of climate change.
DPR-0353	HortNZ	FS084	Oppose	Reject
DPR-0375	NZTA	FS044	Support	Adopt recommended amendment
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	075	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS542	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS910	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS757	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS789	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0492	Kevler Development Ltd	FS105	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS666	Support In Part	Accept the submission in part.
DPR-0375	NZTA	017	Support	Retain as notified.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	077	Support	Retain as notified
DPR-0414	Kāinga Ora	013	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS105	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS284	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS065	Oppose In Part	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS091	Oppose In Part	Reject submission
DPR-0492	Kevler Development Ltd	FS487	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS085	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS013	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0441	Trustpower Limited	027	Support	Retain as notified
DPR-0453	Midland Port, Lyttelton Port Company Limited	018	Support In Part	Amend as follows: Urban growth and development: 1. is well-integrated with the efficient provision, including the timing and funding, of infrastructure; and

				2. has the ability to manage or respond to the effects of climate change; <u>3. manages reverse sensitivity effects and conflict between incompatible activities, including avoiding development which would limit the operation or development of existing and consented Important Infrastructure.</u>
DPR-0358	Rolleston West Residential Limited (RWRL)	FS049	Support In Part	Adopt subject to wording
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS049	Support In Part	Adopt subject to wording
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS049	Support In Part	Adopt subject to wording
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS049	Support In Part	Adopt subject to wording

Analysis

- 18.3 CCC¹⁶⁵ have requested that the proposed objective be amended by including a new clause that seeks to have urban growth and development be of a form and density that supports the viable provision of public transport services. It is recommended to reject this submission point as this aspect is already covered by clause 1 of the same provision which seeks to have growth and development well integrated with infrastructure, which includes public transport infrastructure. Additionally, seeking a 'form and density...' is already covered by SD-UFD-O1 which seeks to have development and growth adjoin existing townships, in a sustainable and compact form, two elements that would support public transport infrastructure and services.
- 18.4 CDHB¹⁶⁶ have requested that the proposed objective be amended by including a new clause that seeks to have urban growth and development create environments that protect or improve prospects for long-term health and wellbeing. It is recommended to reject this submission point as this aspect is already captured by other strategic objectives. Firstly this element is addressed in the proposed amendment to SD-DI-O1 which will insert 'health' into clause 3, to make it clear that good health outcomes for people within Selwyn are important. Secondly this aspect is also addressed in SD-UFD-O1 through the need to have urban growth carried out in a 'sustainable' way while considering the 'community's needs'. These two aspects have a direct relationship with the health outcomes of the district and will factor into any assessment against this objective.
- 18.5 Orion New Zealand Ltd¹⁶⁷ is supportive of the proposed objective but is seeking an amendment to include a desired outcome that parties carry out early engagement with infrastructure providers. While it is best practice to engage with the relevant stakeholders early on in a process, it is recommended to reject this submission point as there is no mechanism under the Act to ensure this happens other than what is required through a resource consent or private plan change process.

¹⁶⁵ 32-1 CCC

¹⁶⁶ 343-13 CDHB

¹⁶⁷ 367-6 Orion New Zealand Ltd

This means that any provision which seeks this outcome would not be able to be given effect to, resulting in a 'floating' objective.

- 18.6 Fonterra Ltd¹⁶⁸, CIAL¹⁶⁹, and Midland Port, Lyttelton Port Company Ltd¹⁷⁰ have requested that the proposed objective be amended to include a clause that seeks that urban growth and development does not affect the operation, use, et al. of important infrastructure, and that reverse sensitivity effects are managed between incompatible activities. It is recommended to reject these submission points as this aspect of incompatible activities and reverse sensitivity is already addressed in SD-DI-O2 and throughout the SD-IR objectives, particularly SD-IR-O1.
- 18.7 CRC¹⁷¹, Rolleston West Residential Ltd¹⁷², Iport Rolleston Holdings Ltd¹⁷³, Rolleston Industrial Holdings Ltd¹⁷⁴, NZTA¹⁷⁵, Rolleston Industrial Developments Ltd¹⁷⁶, Kāinga Ora¹⁷⁷, and Trustpower Ltd¹⁷⁸ have requested that the proposed objective be retained as notified. As no amendments have been recommended to the objective, I recommend that these submissions points be accepted.

Recommendations

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

19. Proposed New Rurally Based Strategic Objectives

Introduction

- 19.1 This section covers the submission points seeking to have specifically focused rural based strategic objectives located within the Strategic Directions chapter.

Submissions

- 19.2 13 submissions points and 45 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0142	NZ Pork	017	New	Oppose	Add new Strategic Direction - Rural Areas - Objectives as follows: <u>1. Primary production and rural industry activities are able to operate efficiently and effectively and the contribution they make to the economic and social well-being and prosperity of the district is recognised.</u>
DPR-0212	ESAI	FS026	New	Support	Allow in full

¹⁶⁸ 370-21 Fonterra Ltd

¹⁶⁹ 371-20 CIAL

¹⁷⁰ 453-18 Midland Port, Lyttelton Port Company Ltd

¹⁷¹ 260-9 CRC

¹⁷² 358-70 Rolleston West Residential Ltd

¹⁷³ 363-69 Iport Rolleston Holdings Ltd

¹⁷⁴ 374-75 Rolleston Industrial Holdings Ltd

¹⁷⁵ 375-17 NZTA

¹⁷⁶ 384-77 Rolleston Industrial Developments Ltd

¹⁷⁷ 414-13 Kāinga Ora

¹⁷⁸ 441-27 Trustpower Ltd

DPR-0142	NZ Pork	076	New	Oppose	Insert new Strategic Direction - Rural Areas - Objectives as follows: <u>2. Productive versatile land and natural, physical and cultural resources located in rural areas that are of significance to the district are protected and maintained.</u>
DPR-0032	CCC	FS008	New	Support	<i>Insert a new objective that productive and versatile rural land is protected for primary production.</i>
DPR-0157	Kevin & Bonnie Williams	FS078	New	Oppose	<i>Reject submission</i>
DPR-0209	Manmeet Singh	FS071	New	Oppose	<i>Reject submission</i>
DPR-0212	ESAI	FS027	New	Support	<i>Allow in full</i>
DPR-0298	Trices Road Re-zoning Group	FS908	New	Oppose	<i>Reject submission</i>
DPR-0212	ESAI	010	New	Oppose	Insert as follows: <u>SD-DI-OX</u> <u>Thriving Rural Area Selwyn's rural productive activities are recognised and provided for so they continue to thrive, use resources efficiently and contribute positively to the district and national economy.</u>
DPR-0142	NZ Pork	FS009	New	Support	<i>Allow in full</i>
DPR-0353	HortNZ	FS152	New	Support	<i>Accept</i>
DPR-0212	ESAI	012	New	Oppose	Insert as follows: <u>SD-RU O1 Productive Rural Opportunities</u> <u>A range of opportunities is enabled in the rural environment, primarily for rural productive activities, and also for other activities which use the rural resource efficiently and contribute positively to the economy.</u>
DPR-0142	NZ Pork	FS010	New	Support	<i>Allow in full</i>
DPR-0353	HortNZ	FS153	New	Support	<i>Accept</i>
DPR-0212	ESAI	013	New	Oppose	Insert as follows: <u>SD-RU-O2 Contribution of Rural Land</u> <u>The contribution of rural land to maintaining the values of the natural, physical, social, economic and cultural environment is recognised.</u>
DPR-0142	NZ Pork	FS011	New	Support	<i>Allow in full</i>
DPR-0353	HortNZ	FS154	New	Support	<i>Accept</i>

DPR-0353	HortNZ	084	New	Support In Part	<p>Insert as follows:</p> <p><u>Primary production and rural industry activities are able to operate efficiently and effectively and the contribution that they make to the economic and social wellbeing of the district is recognised.</u></p> <p><u>Productive and versatile land is retained for primary production to enable production of food.</u></p> <p><u>Development is located and designed which enables primary production activities to occur in rural areas and not be constrained by location of incompatible activities adjacent to rural production activities.</u></p>
DPR-0032	CCC	FS009	New	Support	Insert a new objective that productive and versatile rural land is protected for primary production.
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS007	New	Oppose	Reject submission
DPR-0142	NZ Pork	FS025	New	Support	Allow in full
DPR-0157	Kevin & Bonnie Williams	FS902	New	Oppose	Reject submission
DPR-0209	Manmeet Singh	FS196	New	Oppose	Reject submission
DPR-0212	ESAI	FS029	New	Support	Allow in full
DPR-0260	CRC	FS001	New	Support	Accept the relief sought by HORT NZ on this submission point.
DPR-0298	Trices Road Re-zoning Group	FS915	New	Oppose	Reject submission
DPR-0414	Kāinga Ora	FS109	New	Oppose In Part	Not Specified
DPR-0446	Transpower New Zealand Limited	FS021	New	Support In Part	<p>Allow the submission subject to the following clarifying amendment: "Primary production, important infrastructure and rural industry are able to operate efficiently and effectively and the contribution that they make to the economic and social wellbeing of the district is recognised. Productive and versatile land is retained for primary production to enable production of food. Development is located and designed which enables primary production activities to occur in rural areas and not be constrained by location of incompatible</p>

					<i>activities adjacent to rural production activities."</i>
DPR-0456	Four Stars Development & Gould Developments Ltd	FS005	New	Oppose	Reject submission
DPR-0481	Graeme and Virginia Adams	FS014	New	Support	Allow all points
DPR-0488	Dally Family Trust and Julia McIlraith	FS008	New	Oppose	Reject submission
DPR-0353	HortNZ	087	SD-Overview	Oppose In Part	Not specified.
DPR-0157	Kevin & Bonnie Williams	FS956	SD-Overview	Oppose In Part	Reject the submission in part
DPR-0372	Dairy Holdings Limited	019	New	Support	Insert as follows: <u>Protect the long-term viability of rural production in Selwyn through a framework that delivers economic benefit and sustains the environment.</u>
DPR-0388	Craigmore Farming Services Limited	008	New	Oppose	Insert as follows: <u>Protect the long-term viability of rural production in Selwyn through a framework that delivers economic benefit and sustains the environment.</u>
DPR-0390	Rakaia Irrigation Limited (RIL)	010	New	Oppose	Insert a strategic direction as follows: <u>Protect the long-term viability of rural production in Selwyn through a framework that delivers economic benefit and sustains the environment.</u>
DPR-0353	HortNZ	FS159	New	Support	Accept
DPR-0422	Federated Farmers	097	New	Oppose	Insert a new Objective as follows: <u>SD-DI-OX - Thriving Rural Community</u> <u>Selwyn's rural productive activities are recognised and provided for to ensure the rural communities can continue to thrive, use resources efficiently and contribute positively to the district and national economy.</u>
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS008	New	Oppose	Reject submission
DPR-0142	NZ Pork	FS016	New	Support	Allow in full
DPR-0157	Kevin & Bonnie Williams	FS916	New	Oppose	Reject submission

DPR-0209	Manmeet Singh	FS272	New	Oppose	Reject submission
DPR-0298	Trices Road Re-zoning Group	FS488	New	Oppose	Reject submission
DPR-0353	HortNZ	FS160	New	Support	Accept
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS100	New	Oppose	Reject the submission
DPR-0456	Four Stars Development & Gould Developments Ltd	FS144	New	Oppose	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS009	New	Oppose	Reject submission
DPR-0422	Federated Farmers	102	New	Oppose	<p>Insert new Strategic Rural Objective as follows:</p> <p><u>SD-RU O1 Enable sustainable Rural Production</u></p> <p><u>A range of opportunities is enabled for rural production activities, where these activities and services contribute positively and sustainably to the District's economy.</u></p>
DPR-0353	HortNZ	FS164	New	Support	Accept
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS105	New	Oppose	Reject the submission
DPR-0422	Federated Farmers	296	New	Oppose	<p>Insert new Strategic Rural Objective as follows:</p> <p><u>SD-RU-O2 Contribution of Responsible Rural Land Practices</u></p> <p><u>The contribution of rural land practices that maintain or promote the values of the natural, physical, social, economic and cultural values of the District is recognised.</u></p>
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS011	New	Oppose	Reject submission
DPR-0157	Kevin & Bonnie Williams	FS453	New	Oppose	Reject submission

DPR-0209	Manmeet Singh	FS132	New	Oppose	Reject submission
DPR-0298	Trices Road Re-zoning Group	FS843	New	Oppose	Reject submission
DPR-0353	HortNZ	FS166	New	Support	Accept
DPR-0456	Four Stars Development & Gould Developments Ltd	FS147	New	Oppose	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS012	New	Oppose	Reject submission

Analysis

19.3 NZPork¹⁷⁹, ESAI¹⁸⁰, HortNZ¹⁸¹, Dairy Holdings Ltd¹⁸², Craigmore Farming Services Ltd¹⁸³, Rakaia Irrigation Ltd¹⁸⁴, Federated Farmers¹⁸⁵ have all requested that specific provisions dealing with rural activities and the rural area be inserted into the Strategic Directions Chapter. It is recommended to reject these submission points as the elements brought up in the suggested provisions are already captured either specifically in the General Rural Zone provisions, or in the existing proposed strategic objectives largely through SD-DI-O1 – SD-DI-O4, and SD-UFD-O1. Additionally, I note that there may be merit in having specifically rural focused strategic objectives if there were multiple rural zones being proposed. However, as only one has been proposed, to include rural focused objectives in the strategic objectives would lead to duplication with the General Rural Zone objective and policies.

Recommendations

- 19.4 I recommend, for the reasons given above, that the Hearings Panel retain the provisions as notified, except where amendments have otherwise been recommended within this report.
- 19.5 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

20. Kāinga Ora's Proposed Move of the Urban Growth Objectives into the Strategic Directions Chapter

Introduction

20.1 Kāinga Ora has requested that the objectives within the Urban Growth chapter be amended and shifted into the Strategic Directions chapter.

Submissions

¹⁷⁹ 142-17,76 NZPork

¹⁸⁰ 212-10,12,13 ESAI

¹⁸¹ 353-84,87 HortNZ

¹⁸² 372-19 Dairy Holdings Ltd

¹⁸³ 388-8 Craigmore Farming Services Ltd

¹⁸⁴ 390-10 Rakaia Irrigation Ltd

¹⁸⁵ 422-97,102,296 Federated Farmers

20.2 22 submissions points and 245 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0414	Kāinga Ora	014	UG	Support	Shift the strategic objectives and policies for Urban Growth into the Strategic Directions chapter of the Plan.
DPR-0157	Kevin & Bonnie Williams	FS106	UG	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS285	UG	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS066	UG	Oppose In Part	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS092	UG	Oppose In Part	Reject submission
DPR-0492	Kevler Development Ltd	FS488	UG	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS086	UG	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS014	UG	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0414	Kāinga Ora	439	New	Support In Part	Amend [UG-01] as follows: Urban growth is provided for in a strategic manner that: 1. ... 2. Maintains and enhances the amenity values and <u>Achieves the character built form</u> anticipated within each residential, kāinga nohoanga, or business area; 3. ...
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS274	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS324	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS174	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS308	New	Oppose In Part	Reject submission

DPR-0302	Alison Smith, David Boyd & John Blanchard	FS018	New	Oppose In Part	Reject submission in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS148	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS386	New	Oppose In Part	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS273	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS696	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz- Wattie Ltd Pension Plan	FS776	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS200	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0414	Kāinga Ora	440	New	Support In Part	Retain [UG-O2] as notified and move to Strategic Directions.
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS275	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS325	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS175	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS309	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS019	New	Oppose In Part	Reject submission in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS149	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS387	New	Oppose In Part	Reject submission

DPR-0488	Dally Family Trust and Julia McIlraith	FS274	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS697	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS363	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS201	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0414	Kāinga Ora	441	New	Support In Part	Retain [UG-O3] as notified and move to Strategic Directions.
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS276	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS326	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS176	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS310	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS020	New	Oppose In Part	Reject submission in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS150	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS388	New	Oppose In Part	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS275	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS698	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS364	New	Oppose In Part	Reject the submission points in part.

DPR-0565	Shelley Street Holdings Ltd	FS202	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0414	Kāinga Ora	442	New	Support In Part	Amend [UG-P1] as follows and move to Strategic Directions: Spatially identify new <u>greenfield</u> urban growth areas <u>through application of the Future Urban Zone supported by a Development Plan.</u>
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS277	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS327	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS177	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS311	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS021	New	Oppose In Part	Reject submission in part
DPR-0381	Coleridge Downs Limited	FS098	New	Oppose In Part	Disallow in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS151	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS389	New	Oppose In Part	Reject submission
DPR-0486	Coleridge Downs Limited	FS098	New	Oppose In Part	Disallow in part
DPR-0488	Dally Family Trust and Julia McIlraith	FS276	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS699	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS365	New	Oppose In Part	Reject the submission points in part.

DPR-0565	Shelley Street Holdings Ltd	FS203	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0414	Kāinga Ora	443	New	Support In Part	Amend [UG-P2] as follows and move to Strategic Directions: Provide for the rezoning of land to establish new urban areas within the Urban Growth Overlay Future Urban Zone when supported by a Development Plan.
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS278	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS328	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS178	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS312	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS022	New	Oppose In Part	Reject submission in part
DPR-0381	Coleridge Downs Limited	FS099	New	Oppose	Disallow
DPR-0456	Four Stars Development & Gould Developments Ltd	FS152	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS390	New	Oppose In Part	Reject submission
DPR-0486	Coleridge Downs Limited	FS099	New	Oppose	Disallow
DPR-0488	Dally Family Trust and Julia McIlraith	FS277	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS700	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS366	New	Oppose In Part	Reject the submission points in part.

DPR-0565	Shelley Street Holdings Ltd	FS204	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0414	Kāinga Ora	444	New	Support In Part	Amend [UG-P3] as follows and move to Strategic Directions: Avoid the zoning of land to establish any new urban areas or extensions to any township boundary in the Greater Christchurch area of the District outside the Urban Growth Overlay Future Urban Zone.
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS279	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS329	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS179	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS313	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS023	New	Oppose In Part	Reject submission in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS193	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS391	New	Oppose In Part	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS278	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS701	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS367	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS205	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to

					<i>the relevant provisions as are consistent with enabling our MDH proposal.</i>
DPR-0414	Kāinga Ora	445	New	Support In Part	Amend [UG-P4] as follows and move to Strategic Directions: Manage the zoning of land to establish any new urban areas or extensions to any township boundary outside the Greater Christchurch area of the District outside the <u>Urban Growth Overlay-Future Urban Zone</u> , where it to maintains a consolidated and compact urban form.
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS280	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS330	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS180	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS314	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS024	New	Oppose In Part	Reject submission in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS194	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS392	New	Oppose In Part	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS279	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS702	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS368	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS206	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.

DPR-0414	Kāinga Ora	446	New	Support In Part	Amend [UG-P5] as follows and move to Strategic Directions: Enable land to be rezoned Maori Purpose Zone outside an Urban Growth Overlay <u>Future Urban Zone</u> , where it is consistent with the outcomes identified in the Māori Purpose Zone.
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS281	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS331	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS181	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS315	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS025	New	Oppose In Part	Reject submission in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS195	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS393	New	Oppose In Part	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS280	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS703	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS369	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS207	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0414	Kāinga Ora	447	New	Support In Part	Amend [UG-P6] as follows and move to Strategic Directions: Enable rural production to continue on land that is subject to an Urban Growth

					Overlay <u>Future Urban Zone</u> , while avoiding the establishment of those activities that may unreasonably hinder any future urban zoning required to assist in meeting the District's urban growth needs.
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS034	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS332	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS182	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS316	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS121	New	Oppose In Part	Reject submission in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS196	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS394	New	Oppose In Part	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS104	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS704	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS370	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS208	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0414	Kāinga Ora	448	New	Support In Part	Retain [UG-P7] as notified and move to Strategic Directions
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS282	New	Oppose In Part	Reject the submission in part

DPR-0157	Kevin & Bonnie Williams	FS333	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS183	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS317	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS026	New	Oppose In Part	Reject submission in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS197	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS395	New	Oppose In Part	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS282	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS705	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS371	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS209	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0414	Kāinga Ora	449	New	Support In Part	Retain [UG-P8] as notified and move to Strategic Directions
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS283	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS334	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS184	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS318	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd &	FS027	New	Oppose In Part	Reject submission in part

	<i>John Blanchard</i>				
DPR-0456	<i>Four Stars Development & Gould Developments Ltd</i>	<i>FS198</i>	<i>New</i>	<i>Oppose In Part</i>	<i>Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould</i>
DPR-0461	<i>Dunweavin 2020 Ltd</i>	<i>FS396</i>	<i>New</i>	<i>Oppose In Part</i>	<i>Reject submission</i>
DPR-0488	<i>Dally Family Trust and Julia McIlraith</i>	<i>FS283</i>	<i>New</i>	<i>Oppose In Part</i>	<i>Reject submission in part</i>
DPR-0492	<i>Kevler Development Ltd</i>	<i>FS706</i>	<i>New</i>	<i>Oppose In Part</i>	<i>Reject submission points in part</i>
DPR-0493	<i>Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan</i>	<i>FS372</i>	<i>New</i>	<i>Oppose In Part</i>	<i>Reject the submission points in part.</i>
DPR-0565	<i>Shelley Street Holdings Ltd</i>	<i>FS210</i>	<i>New</i>	<i>Support In Part</i>	<i>Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.</i>
DPR-0414	<i>Kāinga Ora</i>	<i>450</i>	<i>New</i>	<i>Support In Part</i>	<i>Retain [UG-P9] as notified and move to Strategic Directions</i>
DPR-0136	<i>Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser</i>	<i>FS284</i>	<i>New</i>	<i>Oppose In Part</i>	<i>Reject the submission in part</i>
DPR-0157	<i>Kevin & Bonnie Williams</i>	<i>FS335</i>	<i>New</i>	<i>Oppose In Part</i>	<i>Reject the submission in part</i>
DPR-0209	<i>Manmeet Singh</i>	<i>FS185</i>	<i>New</i>	<i>Oppose In Part</i>	<i>Reject the submission in part</i>
DPR-0298	<i>Trices Road Re-zoning Group</i>	<i>FS319</i>	<i>New</i>	<i>Oppose In Part</i>	<i>Reject submission</i>
DPR-0302	<i>Alison Smith, David Boyd & John Blanchard</i>	<i>FS028</i>	<i>New</i>	<i>Oppose In Part</i>	<i>Reject submission in part</i>
DPR-0456	<i>Four Stars Development & Gould Developments Ltd</i>	<i>FS199</i>	<i>New</i>	<i>Oppose In Part</i>	<i>Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould</i>
DPR-0461	<i>Dunweavin 2020 Ltd</i>	<i>FS397</i>	<i>New</i>	<i>Oppose In Part</i>	<i>Reject submission</i>

DPR-0488	Dally Family Trust and Julia McIlraith	FS284	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS707	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS373	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS211	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0414	Kāinga Ora	451	New	Support In Part	Amend [UG-P10] as follows and move to Strategic Directions: Ensure the establishment of high-quality urban environments by requiring that new urban areas: 1. Maintain the amenity values and <u>Achieve the character built form</u> anticipated within each township and the outcomes identified in any relevant Development Plan; 2. Recognise and protect identified Heritage Sites, Heritage Settings, and Notable Trees; and 3. Preserving the rural outlook that characterises the General Rural Zone through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments.
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS285	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS336	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS186	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS320	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS261	New	Oppose In Part	Reject submission in part

DPR-0456	Four Stars Development & Gould Developments Ltd	FS200	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS398	New	Oppose In Part	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS285	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS708	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS374	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS212	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0414	Kāinga Ora	452	New	Support In Part	Retain [UG-P11] as notified and move to Strategic Directions
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS286	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS337	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS187	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS321	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS262	New	Oppose In Part	Reject submission in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS201	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS399	New	Oppose In Part	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS286	New	Oppose In Part	Reject submission in part

DPR-0492	Kevler Development Ltd	FS709	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS375	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS213	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0414	Kāinga Ora	453	New	Support In Part	<p>Amend [UG-P12] as follows and move to Strategic Directions:</p> <p>Ensure the zoning of land to extend township boundaries to establish new urban areas demonstrates how it will integrate with existing urban environments, optimise the efficient and cost-effective provision of infrastructure, and protect natural and physical resources, by:</p> <ol style="list-style-type: none"> 1. Aligning the zoning, subdivision and development with network capacity and availability of existing or new <u>planned</u> infrastructure, including through the staging of development; 2. ... 3. Ensuring the land is located where solid waste collection and disposal services are available <u>or planned</u>; 4. Prioritising accessibility and connectivity between the <u>through</u> <u>zoning</u> land and adjoining neighbourhoods, commercial centres, open space reserves, and community facilities, including education providers, public reserves, and health services; and <p>...</p>
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS287	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS338	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS188	New	Oppose In Part	Reject the submission in part

DPR-0298	Trices Road Re-zoning Group	FS322	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS263	New	Oppose In Part	Reject submission in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS202	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS400	New	Oppose In Part	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS287	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS710	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS376	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS214	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0414	Kāinga Ora	454	New	Support In Part	Amend [UG-P13] policy as follows and move to Strategic Directions: Any new residential growth area within the Greater Christchurch area shall only occur where: 1. Extensions assist in meeting the housing bottom lines (minimum housing targets) of 8,600 households over the medium term period through to 2028. 2. ... ; 3. The land is within the Future Urban Zone subject to an Urban Growth Overlay and the area is either: ... 4. The minimum net densities of 12hh/ha for residential activities or 1 to 2hh/ha for rural residential activities are met; ...
DPR-0032	CCC	FS326	New	Oppose	Retain the existing provisions in the proposed District Plan, except to the extent that an

					<i>increase in the minimum net densities has been sought in the City Council submissions.</i>
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS288	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS339	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS189	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS323	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS264	New	Oppose In Part	Reject submission in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS203	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS401	New	Oppose In Part	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS288	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS711	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS377	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS215	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0414	Kāinga Ora	455	New	Support In Part	Amend [UG-P14] policy as follows and move to Strategic Directions: Any new residential growth area outside the Greater Christchurch area shall only occur where: 1. ... ; 2. The land is <u>within the Future Urban Zone</u> subject to an Urban Growth Overlay , or the township-based opportunities and constraints identified in any relevant

					Development Plan are addressed; and 3. The minimum net densities support a range of housing types that respond to demographic change, social needs and outcomes identified in any relevant Development Plan; and 4. ...
DPR-0032	CCC	FS327	New	Oppose	Retain the existing provisions in the proposed District Plan.
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS289	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS340	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS190	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS324	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS159	New	Oppose In Part	Reject submission in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS204	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS402	New	Oppose In Part	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS289	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS712	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS378	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS216	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0414	Kāinga Ora	456	New	Support In Part	Amend [UG-P15] as follows and move to Strategic Directions:

					Any new areas to support commercial activities, industrial activities, or activities provided for in the Port Zone or Knowledge Zone in the Greater Christchurch area shall only occur where: 1. ... ; 2. The land is <u>within the Future Urban Zone</u> subject to an Urban Growth Overlay and the area is either: ...
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS290	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS341	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS191	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS325	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS265	New	Oppose In Part	Reject submission in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS205	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS403	New	Oppose In Part	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS290	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS713	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS379	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS217	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.

DPR-0414	Kāinga Ora	457	New	Support In Part	Amend [UG-P16] as follows and move to Strategic Directions: Any new areas to support commercial or industrial activities outside the Greater Christchurch area shall only occur where: 1. ... ; 2. The land is <u>within the Future Urban Zone</u> subject to an Urban Growth Overlay , or is consolidated with an existing Town Centre Zone, Local Centre Zone or General Industrial Zone; ...
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS291	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS342	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS192	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS326	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS266	New	Oppose In Part	Reject submission in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS206	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS404	New	Oppose In Part	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS291	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS714	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS380	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS218	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to

					<i>the relevant provisions as are consistent with enabling our MDH proposal.</i>
DPR-0414	Kāinga Ora	458	New	Support In Part	Amend [UG-P17] follows and move to Strategic Directions: Encourage the intensification of urban activities or redevelopment of existing land within urban zones to assist in supporting the district's urban growth needs, including through the implementation of an adopted Urban Intensification Plan or any relevant Development Plan, to: ...
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS292	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS343	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS193	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS327	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS017	New	Oppose In Part	Reject submission in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS207	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS405	New	Oppose In Part	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS292	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS715	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS381	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS219	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to

					<i>the relevant provisions as are consistent with enabling our MDH proposal.</i>
DPR-0414	Kāinga Ora	459	New	Support In Part	Retain [UG-SCHED1] as notified and move to Strategic Directions
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS293	New	Oppose In Part	Reject the submission in part
DPR-0157	Kevin & Bonnie Williams	FS344	New	Oppose In Part	Reject the submission in part
DPR-0209	Manmeet Singh	FS194	New	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS328	New	Oppose In Part	Reject submission
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS158	New	Oppose In Part	Reject submission in part
DPR-0456	Four Stars Development & Gould Developments Ltd	FS208	New	Oppose In Part	Reject the submission to the extent it is inconsistent with or has implications for the relief by Four Star and Gould
DPR-0461	Dunweavin 2020 Ltd	FS406	New	Oppose In Part	Reject submission
DPR-0488	Dally Family Trust and Julia McIlraith	FS293	New	Oppose In Part	Reject submission in part
DPR-0492	Kevler Development Ltd	FS716	New	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS382	New	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS220	New	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.

Analysis

20.3 Kāinga Ora¹⁸⁶ has requested that all of the Urban Growth objectives and policies be moved from the Urban Growth chapter and be placed in the Strategic Directions chapter. Additionally, the submitter has requested some amendments to the proposed provisions, which will be specifically addressed

¹⁸⁶ 414-14,439-459 Kāinga Ora

in the Urban Growth Chapter hearing stream. It is recommended that the request to elevate the Urban Growth Chapter provisions to Strategic Directions be rejected for the following reasons:

20.3.1 The submitter's reason for this request is that they consider these provisions more appropriately sit in Strategic Directions as it sets up the approach to how urban growth is managed within the district. While the Strategic Directions Chapter contains (by way of mandatory direction under the National Planning Standards) a sub-chapter dealing with urban form and development, it only does so at a high level and then relies on the Urban Growth Chapter that has the specific purpose of dealing with urban growth management in the district. The strategic objectives should be kept broad and outcome focused rather than specifically addressing the issues of urban growth in detail.

20.3.2 Given the recommendation to reject the submitter's request to move these provisions into the Strategic Direction Chapter, and for them to remain in the Urban Growth Chapter, the proposed amendments to the proposed provisions will be dealt with as part of the Urban Growth s42a report and hearing.

Recommendations

20.4 I recommend, for the reasons given above, that the Hearings Panel retain the provisions as notified, except where amendments have otherwise been recommended within this report.

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

21. General Submissions

Introduction

21.1 This section will deal with submission points made on general matters that relate to the Strategic Direction Chapter.

Submissions

21.2 Eight submissions points and 29 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0279	Rex Verity	001	SD – Chapter	Oppose in Part	Amend to make addressing accelerating climate change the paramount strategic direction beyond mere adaptation and lip service to mitigation to effective minimisation and prevention measures.
DPR-0357	Siana Fitzjohn	002	SD	Oppose	Include provisions that will increase social cohesion and resilience over the next decade.
DPR-0358	Rolleston West Residential Limited (RWRL)	059	SD- Overview	Support In Part	Amend as follows: For the purposes of ... these Strategic Directions. <u>For the avoidance of doubt, this means that for resource consent applications, the Strategic Objectives may require specific consideration and application to proposals,</u>

					<u>as a relevant consideration under section 104(1)(b)(vi).</u>
DPR-0032	CCC	FS014	SD-Overview	Support	Make it clear that, where relevant, SD objectives be considered in assessing resource consent applications. There are other methods for achieving the same outcome. For example, by stating in each relevant subsequent chapter which SD objectives are also objectives for that chapter, although this may make the Plan very repetitive.
DPR-0157	Kevin & Bonnie Williams	FS944	SD-Overview	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS471	SD-Overview	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS428	SD-Overview	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS476	SD-Overview	Support In Part	Accept submission in part
DPR-0492	Kevler Development Ltd	FS406	SD-Overview	Support	Accept submission in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS452	SD-Overview	Support In Part	Accept the submission in part.
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	058	SD-Overview	Support In Part	Amend as follows: For the purposes of ... these Strategic Directions. <u>For the avoidance of doubt, this means that for resource consent applications, the Strategic Objectives may require specific consideration and application to proposals, as a relevant consideration under section 104(1)(b)(vi).</u>
DPR-0032	CCC	FS015	SD-Overview	Support	Make it clear that, where relevant, SD objectives be considered in assessing resource consent applications. There are other methods for achieving the same outcome. For example, by stating in each relevant subsequent chapter which SD objectives are also objectives for that chapter, although this may make the Plan very repetitive.
DPR-0157	Kevin & Bonnie Williams	FS717	SD-Overview	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS642	SD-Overview	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS595	SD-Overview	Support In Part	Accept submission in part
DPR-0371	CIAL	FS035	SD-Overview	Support	Accept

DPR-0453	Midland Port, Lyttelton Port Company Limited	FS023	SD-Overview	Support	Accept
DPR-0461	Dunweavin 2020 Ltd	FS635	SD-Overview	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO
DPR-0492	Kevler Development Ltd	FS250	SD-Overview	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS565	SD-Overview	Support In Part	Accept the submission in part.
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	064	SD-Overview	Support In Part	Amend as follows: For the purposes of ... these Strategic Directions. <u>For the avoidance of doubt, this means that for resource consent applications, the Strategic Objectives may require specific consideration and application to proposals, as a relevant consideration under section 104(1)(b)(vi).</u>
DPR-0157	Kevin & Bonnie Williams	FS531	SD-Overview	Support In Part	Accept the submission in part
DPR-0209	Manmeet Singh	FS899	SD-Overview	Support In Part	Accept the submission in part
DPR-0298	Trices Road Re-zoning Group	FS746	SD-Overview	Support In Part	Accept submission in part
DPR-0461	Dunweavin 2020 Ltd	FS778	SD-Overview	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0492	Kevler Development Ltd	FS094	SD-Overview	Support In Part	Accept the submission in part. Reject the submission seeking removal of the UGO.
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS655	SD-Overview	Support In Part	Accept the submission in part.
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	066	SD-Overview	Support In Part	Amend as follows: For the purposes of ... these Strategic Directions. <u>For the avoidance of doubt, this means that for resource consent applications, the Strategic Objectives may require specific consideration and application to proposals, as a relevant consideration under section 104(1)(b)(vi).</u>
DPR-0414	Kāinga Ora	001	SD-Overview	Support	Retain as notified
DPR-0157	Kevin & Bonnie Williams	FS093	SD-Overview	Oppose In Part	Reject the submission in part

DPR-0209	Manmeet Singh	FS195	SD-Overview	Oppose In Part	Reject the submission in part
DPR-0298	Trices Road Re-zoning Group	FS053	SD-Overview	Oppose In Part	Reject submission
DPR-0461	Dunweavin 2020 Ltd	FS079	SD-Overview	Oppose In Part	Reject submission
DPR-0492	Kevler Development Ltd	FS822	SD-Overview	Oppose In Part	Reject submission points in part
DPR-0493	Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan	FS073	SD-Overview	Oppose In Part	Reject the submission points in part.
DPR-0565	Shelley Street Holdings Ltd	FS001	SD-Overview	Support In Part	Support the submission subject to amendments to the MDRZ boundary at Rolleston to include properties on the east side of George Street including no. 30 George Street & any other amendments/changes to the relevant provisions as are consistent with enabling our MDH proposal.
DPR-0446	Transpower New Zealand Limited	018	SD-Overview	Support	Retain as notified

Analysis

- 21.3 Rex Verity¹⁸⁷ has requested that the Strategic Directions Chapter be amended to better address climate change prevention. It is recommended to reject this submission point for the same reasons discussed in paragraph 9.4.2.
- 21.4 Siana Fitzjohn¹⁸⁸ has requested that the provisions of the Plan be amended in a way that will increase social cohesion and resilience over the next decade, and more specifically for the provisions to encourage communal living, the creation of a Council housing plan for people on lower incomes, refugees, young people etc., constitutional reform to improve commitments to the Te Tiriti Partnership, and iwi lead ecological restoration, development, and consent processes. It is recommended to reject this submission point as the matters raised within it are outside of the jurisdiction of a district plan.
- 21.5 Rolleston West Residential Ltd¹⁸⁹, Iport Rolleston Holdings Limited¹⁹⁰, Rolleston Industrial Holdings Ltd¹⁹¹, and Rolleston Industrial Developments Ltd¹⁹² have requested an amendment to the proposed overview to include reference to the relevance of s104(1)(b)(vi). It is recommended to accept these submission points to improve clarity within the chapter that the strategic objectives are required to be considered as part of any resource consent assessment. As this is procedural matter under the

¹⁸⁷ 279-1 Rex Verity

¹⁸⁸ 357-2 Siana Fitzjohn

¹⁸⁹ 358-59 Rolleston West Residential Ltd

¹⁹⁰ 363-58 Iport Rolleston Holdings Limited

¹⁹¹ 374-64 Rolleston Industrial Holdings Ltd

¹⁹² 384-66 Rolleston Industrial Developments Ltd

Act that is required to occur regardless of the consent of the overview section, rather than an approach change, no s32AA assessment is required.

- 21.6 Kāinga Ora¹⁹³, and Transpower New Zealand Limited¹⁹⁴ seek to retain the overview as notified. Given the minor amendment recommended resulting from submission points DPR-358-59, DPR-363-58, DPR-374-64, and DPR-384-66 I recommend that those submissions points seeking the retention of the overview as notified be accepted in part. On review of the submissions points no matters were raised that would conflict with the proposed amendments.

Recommendations and amendments

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

- a) Amend the Strategic Direction Overview as shown in **Appendix 2** to provide better clarity that when considering the Plan in a resource consent assessment, that the Strategic Directions are also required to be considered.

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

22. Balance of the Provisions Between Development, Use, and Protection

Introduction

- 22.1 A submitter has made a general submission point regarding whether the strategic objectives achieve an appropriate balance between how development, use, and protection is addressed.

Submissions

- 22.2 Four submissions points and 17 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0379	Jill Thomson	033	SD-DI-O1	Oppose	Amend SD-DI-O1 to include protection; or Change all the activities classed as non-complying to discretionary class in the Proposed District Plan.
DPR-0358	Rolleston West Residential Limited (RWRL)	FS018	SD-DI-O1	Oppose	Reject
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS018	SD-DI-O1	Oppose	Reject
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS018	SD-DI-O1	Oppose	Reject
DPR-0384	Rolleston Industrial	FS018	SD-DI-O1	Oppose	Reject

¹⁹³ 414-1 Kāinga Ora

¹⁹⁴ 446-18 Transpower New Zealand Limited

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
	<i>Developments Limited (RIDL)</i>				
DPR-0379	Jill Thomson	034	SD-DI-O2	Oppose	Amend SD-DI-O2 to include protection; or Change all the activities classed as non-complying to discretionary class in the Proposed District Plan.
DPR-0358	<i>Rolleston West Residential Limited (RWRL)</i>	FS021	SD-DI-O2	<i>Oppose In Part</i>	<i>Accept in part</i>
DPR-0363	<i>Iport Rolleston Holdings Limited (IRHL)</i>	FS021	SD-DI-O2	<i>Oppose In Part</i>	<i>Accept in part</i>
DPR-0374	<i>Rolleston Industrial Holdings Limited (RIHL)</i>	FS021	SD-DI-O2	<i>Oppose In Part</i>	<i>Accept in part</i>
DPR-0375	NZTA	FS024	SD-DI-O2	<i>Oppose</i>	<i>Retain as notified.</i>
DPR-0384	<i>Rolleston Industrial Developments Limited (RIDL)</i>	FS021	SD-DI-O2	<i>Oppose In Part</i>	<i>Accept in part</i>
DPR-0379	Jill Thomson	035	SD-DI-O3	Oppose	Amend SD-DI-O3 to include protection; or Change all the activities classed as non-complying to discretionary class in the Proposed District Plan.
DPR-0358	<i>Rolleston West Residential Limited (RWRL)</i>	FS022	SD-DI-O3	<i>Oppose In Part</i>	<i>Accept in part</i>
DPR-0363	<i>Iport Rolleston Holdings Limited (IRHL)</i>	FS022	SD-DI-O3	<i>Oppose In Part</i>	<i>Accept in part</i>
DPR-0374	<i>Rolleston Industrial Holdings Limited (RIHL)</i>	FS022	SD-DI-O3	<i>Oppose In Part</i>	<i>Accept in part</i>
DPR-0384	<i>Rolleston Industrial Developments Limited (RIDL)</i>	FS022	SD-DI-O3	<i>Oppose In Part</i>	<i>Accept in part</i>
DPR-0379	Jill Thomson	036	SD-DI-O5	Oppose	Amend SD-DI-O5 to include protection; or Change all the activities classed as non-complying to discretionary class in the Proposed District Plan.
DPR-0358	<i>Rolleston West Residential Limited (RWRL)</i>	FS023	SD-DI-O5	<i>Oppose</i>	<i>Reject</i>

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	FS023	SD-DI-O5	Oppose	Reject
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	FS023	SD-DI-O5	Oppose	Reject
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	FS023	SD-DI-O5	Oppose	Reject

Analysis

22.3 Jill Thomson¹⁹⁵ has requested that all of the indicated strategic objectives, including those mentioned in the next paragraph be amended to include ‘protection’ and to provide better balance between ‘use’, ‘development’, and ‘protection’ as mentioned in s5 of the Act. If this relief is not actioned then the submitter has requested that all non-complying activity status throughout the Plan be changed to discretionary as in the submitter’s words *‘by classing these activities as Discretionary, then the proposal is likely to be evaluated in more depth and with more opportunity for it to be declined...’*.

22.4 It is recommended to read the entire relevant component of the submission to gain a full understanding of the scope of the submitters concerns rather than relying on the summary and relief sought. On further review of this submission additional points to these listed should have also been created to cover SD-IR-O1, SD-IR-O2, and SD-IR-O3. While these points were not published in the summary of submissions, I do not consider any party to be prejudiced by this due to the points that have been raised and notified, and the relief being sought is the same across all points. If a party had an interest in the notified submissions points then it is reasonable to assume the original submission would have been read alongside the summary, and the additional scope of the submission would have become evident.

22.5 It is recommended to reject these submission points for the following reasons:

22.5.1 Overall I agree with the sentiment expressed by the submitter regarding ‘protection’. Protection is a core element of sustainable management, which is the cornerstone of the Act. Protection is inherently already included within the strategic objectives through the language proposed such as; SD-DI-O1 *‘...where development enhances environmental, economic, cultural and social outcomes...’*, by enhancing there is a minimum requirement to protect the existing situation; SD-DI-O2 which seeks to protect existing activities from reverse sensitivity; SD-DI-O4 which seeks to protect various aspects of the district for future generations; SD-IR-O1 which seeks to protect the operation of important infrastructure to ensure the community’s needs are fulfilled; and SD-MWV-O1 which seeks to enable tangata

¹⁹⁵ 379-33,34,35,36 Jill Thomson

whenua to protect, develop and use Maori Land in way which is consistent with their culture etc.

- 22.5.2 Additionally, topic specific chapters will address the protection of various elements in more detail as they pertain to that particular topic. This will be achieved through the use of direct language like ‘avoid’, which is a legitimate response to fulfil the requirements of Part 2 and in particular the need to ‘protect’. This is particularly prevalent around s6 matters which commonly refer to the need to protect certain aspects, but also in regard to s7 and s8 matters which also have a ‘protection’ consideration as well that has filtered throughout the specific provisions. Often provisions will seek to have aspects enhanced rather than just maintained, which goes beyond the base level of protecting what is currently there. It has an aspirational element of trying to make whatever is already there and valued, better rather than just seeking a status quo outcome.
- 22.5.3 The evolution of case law stemming from the original ‘King Salmon’ decision has meant that objectives and policies have more prevalence in the process, as they should have been drafted to give effect to Part 2 of the Act. This means that an overall effects assessment under Part 2 is no longer available in cases where there is clear policy direction. In cases where there is no clear policy direction then an overall effects assessment can be made. This effectively means that policies have to be drafted clearly and effectively in order to provide direction to consent assessments.
- 22.5.4 In saying this, the Proposed Plan has been drafted with this suite of case law in mind. Therefore, a non-complying activity status has only been used alongside an associated ‘avoid’ policy. This means that any application that triggers the non-complying activity status is likely to be declined as per the avoid policy direction, unless special circumstances exist. These special circumstances would then result in a full effects assessment, depending on the wording of the policy, satisfying the submitter’s concerns. Conversely, the policy threshold of what is ‘acceptable’ for a discretionary activity status tends to be lower than a non-complying activity status. A discretionary activity status effectively takes the stance that the activity in itself is acceptable as long as its associated effects can be effectively dealt with.

Recommendations

- 22.6 I recommend, for the reasons given above, that the Hearings Panel retain the provisions as notified, except where amendments have otherwise been recommended within this report.
- 22.7 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown in **Appendix 1**.

23. Giving Effect to the Resource Management Act, New Zealand Coastal Policy Statement, and the Canterbury Regional Policy Statement

Introduction

23.1 DoC has made a chapter wide submission seeking that all strategic objectives be amended to ensure they given effect to the RMA, NZCPS, and RPS.

Submissions

23.2 12 submissions points and 25 further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0427	DoC	021	SD-DI-O1	Oppose	Amend the strategic directions objectives to give effect to the RMA, NZCPS and CRPS.
DPR-0301	Upper Waimakariri/R akaia Group (UWRG)	FS163	SD-DI-O1	Support	Allow in full
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS187	SD-DI-O1	Support	Accept the submission
DPR-0427	DoC	128	SD-DI-O2	Oppose	Amend the strategic directions objectives to give effect to the RMA, NZCPS and CRPS.
DPR-0301	Upper Waimakariri/R akaia Group (UWRG)	FS270	SD-DI-O2	Support	Allow in full
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS293	SD-DI-O2	Support	Accept the submission
DPR-0427	DoC	129	SD-DI-O3	Oppose	Amend the strategic directions objectives to give effect to the RMA, NZCPS and CRPS.
DPR-0301	Upper Waimakariri/R akaia Group (UWRG)	FS271	SD-DI-O3	Support	Allow in full
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS294	SD-DI-O3	Support	Accept the submission
DPR-0427	DoC	130	SD-DI-O4	Oppose	Amend the strategic directions objectives to give effect to the RMA, NZCPS and CRPS.
DPR-0301	Upper Waimakariri/R	FS272	SD-DI-O4	Support	Allow in full

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
	<i>akaia Group (UWRG)</i>				
DPR-0407	<i>Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)</i>	FS295	SD-DI-04	Support	Accept the submission
DPR-0427	DoC	131	SD-DI-05	Oppose	Amend the strategic directions objectives to give effect to the RMA, NZCPS and CRPS.
DPR-0301	<i>Upper Waimakariri/R akaia Group (UWRG)</i>	FS273	SD-DI-05	Support	Allow in full
DPR-0407	<i>Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)</i>	FS296	SD-DI-05	Support	Accept the submission
DPR-0427	DoC	132	SD-IR-01	Oppose	Amend the strategic directions objectives to give effect to the RMA, NZCPS and CRPS.
DPR-0301	<i>Upper Waimakariri/R akaia Group (UWRG)</i>	FS274	SD-IR-01	Support	Allow in full
DPR-0407	<i>Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)</i>	FS297	SD-IR-01	Support	Accept the submission
DPR-0427	DoC	133	SD-IR-02	Oppose	Amend the strategic directions objectives to give effect to the RMA, NZCPS and CRPS.
DPR-0301	<i>Upper Waimakariri/R akaia Group (UWRG)</i>	FS275	SD-IR-02	Support	Allow in full
DPR-0407	<i>Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)</i>	FS298	SD-IR-02	Support	Accept the submission
DPR-0427	DoC	134	SD-IR-03	Oppose	Amend the strategic directions objectives to give effect to the RMA, NZCPS and CRPS.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0301	Upper Waimakariri/R akaia Group (UWRG)	FS276	SD-IR-O3	Support	Allow in full
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS299	SD-IR-O3	Support	Accept the submission
DPR-0427	DoC	135	SD-MWV-O1	Oppose	Amend the strategic directions objectives to give effect to the RMA, NZCPS and CRPS.
DPR-0301	Upper Waimakariri/R akaia Group (UWRG)	FS277	SD-MWV-O1	Support	Allow in full
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS300	SD-MWV-O1	Support	Accept the submission
DPR-0422	Federated Farmers	FS009	SD-MWV-O1	Oppose	Disallow on the basis of lack of clarity.
DPR-0427	DoC	136	SD-UFD-O1	Oppose	Amend the strategic directions objectives to give effect to the RMA, NZCPS and CRPS.
DPR-0301	Upper Waimakariri/R akaia Group (UWRG)	FS278	SD-UFD-O1	Support	Allow in full
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS301	SD-UFD-O1	Support	Accept the submission
DPR-0427	DoC	137	SD-UFD-O2	Oppose	Amend the strategic directions objectives to give effect to the RMA, NZCPS and CRPS.
DPR-0301	Upper Waimakariri/R akaia Group (UWRG)	FS279	SD-UFD-O2	Support	Allow in full
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS302	SD-UFD-O2	Support	Accept the submission

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0427	DoC	138	SD-UFD-O3	Oppose	Amend the strategic directions objectives to give effect to the RMA, NZCPS and CRPS.
DPR-0301	Upper Waimakariri/Rakaia Group (UWRG)	FS280	SD-UFD-O3	Support	Allow in full
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS303	SD-UFD-O3	Support	Accept the submission

Analysis

23.3 DoC¹⁹⁶ has requested that all of the proposed objectives be amended so that they give effect to the Act, NZCPS, and RPS. It is recommended that these submission points be rejected as the submitter has not provided details as to how the Plan is not giving effect to the Act, NZCPS, and the RPS. As such, it is difficult to respond to their concerns other than to state that these aspects were considered through the drafting phase of the Plan, and how these aspects relate to the specific topics has been addressed in the s32 reports. Therefore, I consider that all aspects under s31 of the Act have been given effect to through the provisions of this Plan.

Recommendations

23.4 I recommend, for the reasons given above, that the Hearings Panel retain the provisions as notified, except where amendments have otherwise been recommended within this report.

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

24. Non-DPR, Withdrawn and Invalid Submissions

Introduction

24.1 There are a number of original and further submission points that:

- are not related to the District Plan Review process (“non-DPR”); or
- have been formally withdrawn by the submitter; or
- are considered to be invalid submissions.

24.2 It is considered appropriate that these submissions are addressed by the Hearing Panel in the first hearing and to provide the relevant submitters an opportunity to present any views in support or opposition to the s42A report recommendations.

“Non-DPR” Submissions

¹⁹⁶ 427-21,128-138 DoC

24.3 43 submissions points and eight further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0012	Claire & Michael Elford	001	NON-DPR	Support	Request Council purchase land at the end of James St and start of Birchs Rd, Lincoln for use as a dog park.
DPR-0024	Heather Jonson	003	NON-DPR	Neither Support Nor Oppose	Requests the placement of speed bumps at every accident prone intersection.
DPR-0024	Heather Jonson	004	NON-DPR	Neither Support Nor Oppose	Requests construction of a roundabout at the T intersection between Gerald St and Vernon Drive.
DPR-0024	Heather Jonson	005	NON-DPR	Neither Support Nor Oppose	Requests the following speed limit changes: 1. 40 kph limit on all roads within subdivisions. 2. 40 kph or 30 kph limit on Birches Road from the corner of Boundary Road to the corner of Fitz Place. 3. 30 kph limit on Birches Road and Edward Street from the corners of Fitz Place over the bridge through to West Belt. 4. 50kph speed limit on Springs Road prior to the entrance to the new subdivision adjacent to Lincoln University.
<i>DPR-0378</i>	<i>The Ministry of Education</i>	<i>FS001</i>	<i>NON-DPR</i>	<i>Support In Part</i>	<i>Support in part</i>
DPR-0024	Heather Jonson	006	NON-DPR	Oppose	Requests that a new Aquatic Centre to be built within the next five years at this locality (in DEV-LI5).
DPR-0035	Andrew Palliser	001	NON-DPR	Oppose In Part	Requests that Council relocates the proposed walkway from property.
DPR-0048	Brian Thompson & Helen Davey	002	NON-DPR	Oppose	Request Council change the charging method for chlorination to what was promised in a previous consultation document. This should be \$10 per ratepayer and nil per unit.
DPR-0048	Brian Thompson & Helen Davey	003	NON-DPR	Oppose	Request that Council commit to keeping Selwyn water schemes free of chlorination as far as possible: Refer to original submission for full decision requested.
DPR-0055	Kathryn Taylor	001	NON-DPR	Support	Requests the following: 1. Provision for safe access between

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
					<p>Cridges Rd and Darfield township by extending the 100km zone to past the North Terrace exit onto SH 73. This would assist the large number of commercial trucks accessing the Sawmill, ITM, or members of the public accessing the Darfield Recreation centre or sporting facilities.</p> <p>2. Provision for an adequate industrial entranceway to Mitchell Bros Sawmill including separate pedestrian thoroughfare.</p> <p>3. Footpath access the whole way down Cridges Road.</p>
DPR-0061	Ian Forsyth	001	NON-DPR	Neither Support Nor Oppose	<p>Requests that:</p> <ul style="list-style-type: none"> - the track formerly used to access the northern bank of Lake Pearson be reopened. The track was used by licenced fishermen who wished to fish at, or about, the same designated area near to the shed in the pine thicket at the far end. - access to the fenced area formerly used as a campsite is reinstated. - allow historic access to the old site/northern bank areas and permit fisherman to use the area without encumbrance.
DPR-0078	Ian Laurenson	005	NON-DPR	Neither Support Nor Oppose	<p>Insert in the district plan concept clauses that allows for a sustainability group to be formed within Selwyn District Council whose purpose is to investigate and fast track environmentally friendlier transport options (such as light rail) between the rapidly growing suburban areas in Selwyn and Christchurch.</p>
DPR-0078	Ian Laurenson	006	NON-DPR	Oppose In Part	<p>Request that Council have an in-house team that liaises with Mahaanui Kurataiao Ltd and with affected land owners.</p>
DPR-0106	Josephine Moffat	001	NON-DPR	Support	<p>Retain.</p>
DPR-0150	Barry Moir	004	EIB-R1	Neither Support Nor Oppose	<p>Requests that the present drainage network be retained with maximum ratepayer input.</p>

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0168	Paula Godfrey	006	NON-DPR	Neither Support Nor Oppose	Requests that Council needs to include eco-sourcing requirements and definitions. These standards should be met prior to council funding being approved.
DPR-0168	Paula Godfrey	010	NON-DPR	Oppose	Requests prioritised funding for surveys, protection and management of remnant sites, especially on privately owned land to conserve natural biodiversity and endangered ecosystems.
DPR-0168	Paula Godfrey	011	NON-DPR	Oppose	Requests prioritised weed control at sites with remnant indigenous due to its rarity. The ecosystems within the braided rivers are also unique although they have been highly modified.
DPR-0168	Paula Godfrey	021	NON-DPR	Neither Support Nor Oppose	Requests more incentives (such as support and funding) for landowners to conserve biodiversity be considered
DPR-0179	Philip Baldwin	002	NON-DPR	Oppose In Part	Requests that Council plan the implementation of township-wide wastewater treatment in Darfield in the near future.
DPR-0202	T & K Hopper, B & R Jacques, B & F McKeich, R & S Silcock, D & K Perrott, T Richardson & H Carmichael	002	NON-DPR	Oppose In Part	That Council identifies a solution for the properties in Allendale Lane subject to the proposed Urban Growth Overlay, that enables them to meet the Road Formation Standards set out in the Proposed District Plan.
<i>DPR-0209</i>	<i>Manmeet Singh</i>	<i>FS080</i>	<i>NON-DPR</i>	<i>Support</i>	<i>Accept the submission.</i>
DPR-0233	Canterbury Botanical Society	001	NON-DPR	Oppose In Part	That Council prioritise funding for surveys, protection and management of remnant sites, especially on privately owned land to conserve natural biodiversity and endangered ecosystems.
<i>DPR-0301</i>	<i>Upper Waimakariri/Rakaia Group (UWRG)</i>	<i>FS022</i>	<i>NON-DPR</i>	<i>Support</i>	<i>Allow in full</i>
<i>DPR-0407</i>	<i>Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)</i>	<i>FS352</i>	<i>NON-DPR</i>	<i>Support</i>	<i>Accept the submission</i>

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0233	Canterbury Botanical Society	002	NON-DPR	Oppose In Part	That Council prioritise weed control at sites with remnant indigenous vegetation to prevent further degradation.
DPR-0301	Upper Waimakariri/Rakaia Group (UWRG)	FS023	NON-DPR	Support	Allow in full
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS353	NON-DPR	Support	Accept the submission
DPR-0233	Canterbury Botanical Society	008	New	Support In Part	Pest plant lists should be written and freely available.
DPR-0301	Upper Waimakariri/Rakaia Group (UWRG)	FS029	New	Support	Allow in full
DPR-0407	Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird)	FS359	New	Support	Accept the submission
DPR-0267	Jill & Hugh Stevenson	001	NON-DPR	Neither Support Nor Oppose	Requests that water races are retained.
DPR-0268	E J Smith	001	NON-DPR	Support In Part	Requests more enforcement of Airbnb regulations.
DPR-0281	John, Vicki & Megan Qudley	001	NON-DPR	Support	Request that Council should have the powers to close these places down if they do not meet the regulations and should have the right to issue a temporary licence for this type of facility on a three strikes and you're out basis. This licence should be limited to a 12-month period.
DPR-0287	Maria Carter	001	NON-DPR	Support In Part	Request Council talk to KiwiRail as believes eventually people will commute daily from places like Ashburton to Rolleston for work to Christchurch and light rail is better for the environment.
DPR-0291	Karen St Guillaume	001	NON-DPR	Support	Not specifically stated.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0305	April Fitzjohn	005	NON-DPR	Neither Support Nor Oppose	Not specified.
DPR-0357	Siana Fitzjohn	005	DPR-GEN	Oppose	Community gardens, small market gardens and small urban farms for local food production should be created and protected from housing developers. Refer to original submission for full decision requested.
DPR-0455	Paul & Fay McOscar	002	NON-DPR	Oppose In Part	The Council needs to be more pro-active in promoting opportunities, services and activities available in the area particularly The Scenic Inland Route (SH72) to travellers. Currently some 80% of international travellers who pass through this route are overnighters who are not aware of what can be offered in the adjacent area.
DPR-0455	Paul & Fay McOscar	018	NON-DPR	Oppose In Part	The Council may wish to consider establishing graded categories and apply appropriate rules and charges that are relative to bed spaces available. The development of a fair and equitable charging of targeted rating formats is a must.
DPR-0455	Paul & Fay McOscar	019	NON-DPR	Support	Council should extend its contribution to native regeneration and provide greater support of such groups as Te ara Karkariki.
DPR-0455	Paul & Fay McOscar	020	NON-DPR	Support	Council should remove from its allocation guidelines that Council administered land is not eligible for funding support.
DPR-0455	Paul & Fay McOscar	021	NON-DPR	Oppose	That Council negotiates with NZTA to restrict and stop the movement of heavy traffic (trucks and trailers) through Glentunnel (SH72) between the hours of 11 pm to 6 am.
DPR-0455	Paul & Fay McOscar	028	NON-DPR	Oppose	Water race rates should be based on a user pay basis to those who directly benefit or make use of such water races for decorative / landscape purposes when they flow through their property.
DPR-0455	Paul & Fay McOscar	029	NON-DPR	Oppose	Where communities are able to establish and maintain local management committees they should

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
					be left to run day to day management, bookings and low key maintenance. Council staff would then advise and support H&S Plans, building licensing, insurance, asset maintenance.
DPR-0455	Paul & Fay McOscar	030	NON-DPR	Oppose	That Council investigate establishing a small multi-skilled technical team based at the Lincoln, Leeston and Darfield Libraries that residents can approach for guidance on such services as: roading, district plan, building and community services.
DPR-0455	Paul & Fay McOscar	031	NON-DPR	Oppose	Not specified
DPR-0475	Rolleston Residents Association	001	NON-DPR	Support	That provision be put in place for a cemetery in Rolleston.
DPR-0475	Rolleston Residents Association	004	NON-DPR	Neither Support Nor Oppose	Not specified
DPR-0475	Rolleston Residents Association	007	NON-DPR	Neither Support Nor Oppose	That more cut-outs be included in footpaths.

Analysis of “Non-DPR” Submissions

24.4 The relief sought in the above-listed submission points is considered to be outside the scope of the PDP and Council’s functions set out in s31 of the Act. As such, it is not possible for the Council to recommend any amendments to the PDP to accommodate the matters raised. I therefore recommend that these submission points be rejected.

Withdrawn Submission Points

24.5 21 submissions points and eight further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0085	Bruce Dellaca	001	GRZ-R15	-	Withdrawn 27/04/2021
DPR-0108	Jaclyn Phillott	001	GRZ-R3	-	Withdrawn 17/05/2021
DPR-0358	Rolleston West Residential Limited (RWRL)	077	TRAN-P3	-	Withdrawn 20/04/2021
DPR-0358	Rolleston West Residential Limited (RWRL)	093	TRAN-R4	-	Withdrawn 20/04/2021

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0358	Rolleston West Residential Limited (RWRL)	162	NH-P15	-	Withdrawn 02/07/2021
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	076	TRAN-P3	-	Withdrawn 20/04/2021
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	092	TRAN-R4	-	Withdrawn 20/04/2021
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	097	TRAN-R8	-	Withdrawn 20/04/2021
DPR-0363	Iport Rolleston Holdings Limited (IRHL)	161	NH-P15	0	Withdrawn 02/07/2021
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	002	Rezoning	-	Withdrawn 20/04/2021
DPR-0136	Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser	FS216	Rezoning	Support In Part	Accept submission in part
DPR-0302	Alison Smith, David Boyd & John Blanchard	FS232	Rezoning	Support In Part	Accept submissions in part.
DPR-0488	Dally Family Trust and Julia McIlraith	FS214	Rezoning	Support In Part	Accept in part
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	4	Rezoning	-	Withdrawn 02/07/2021
DPR-0446	Transpower	FS035	Rezoning	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-0488	Dally Family Trust and Julia McIlraith	FS215	Rezoning	Support in part	Accept in part
DPR-0136	Lynn & Malcolm Stewart, Lynn	FS217	Rezoning	Support in part	Accept submission in part

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
	<i>& Carol Townsend & Rick Fraser</i>				
DPR-0302	<i>Alison Smith, David Boyd & John Blanchard</i>	<i>FS233</i>	<i>Rezoning</i>	<i>Support in part</i>	<i>Accept submission in part</i>
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	082	TRAN-P3	-	Withdrawn 20/04/2021
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	098	TRAN-R4	-	Withdrawn 20/04/2021
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	103	TRAN-R8	-	Withdrawn 20/04/2021
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	167	NH-P15	0	Withdrawn 02/07/2021
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	002	Rezoning	-	Withdrawn 20/04/2021
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	004	Rezoning	-	Withdrawn 02/07/2021
DPR-0446	<i>Transpower</i>	<i>FS037</i>	<i>Rezoning</i>	<i>Neither support nor oppose</i>	<i>If the submission is allowed, ensure that the land subject to the submission can be subdivided and developed in a manner that complies with the relevant rules and does not compromise the National Grid.</i>
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	084	TRAN-P3	-	Withdrawn 20/04/2021
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	100	TRAN-R4	-	Withdrawn 20/04/2021
DPR-0384	Rolleston Industrial	105	TRAN-R8	-	Withdrawn 20/04/2021

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
	Developments Limited (RIDL)				
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	169	NH-P15	-	Withdrawn 02/07/2021

Analysis of Withdrawn Submissions

24.6 As all of the above-listed original submission points have been formally withdrawn by the submitter, any associated further submissions are also considered to be withdrawn by default. However, for the avoidance of doubt it is recommended that the further submission points by Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser¹⁹⁷, Alison Smith, David Boyd & John Blanchard¹⁹⁸, and Dally Family Trust and Julia McIlraith¹⁹⁹ be rejected on the basis that the relief sought by the original submitter is no longer available.

Invalid Submission Points

24.7 Eight further submission points were received in relation to this subtopic.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0460	Marama Te Wai Ltd	FS001	-	Support	Focus on consents allowing density of more than 15 per ha
DPR-0460	Marama Te Wai Ltd	FS002	-	Support In Part	We believe council should address the challenges with 21st century solutions, electric vehicles, ride sharing and autonomous electrical vehicles and not buses and train services
DPR-0460	Marama Te Wai Ltd	FS003	-	Support In Part	Lobby central government for RMA reform, support alternate building methods such as modular construction. Permit and foster innovations such as composting toilets, rainwater recovery, photo voltaic cells, development of local community and recreational facilities
DPR-0500	Catherine Barnett	FS001	-	Support	Set a minimum entrance to backyards to 1.2 metres
DPR-0515	Angela Davis	FS001	-	Oppose	That they oppose this change and keep it as rural zone , grazing area for livestock
DPR-0549	JR & LD Smart	FS001	-	Oppose In Part	Consider changing GRUZ to include 2 ha minimum size
DPR-0564	Jan Norris	FS001	-	Neither Support Nor Oppose	Seeks to be able to subdivide own property. Also seeks that rubbish collection is free, as well as water connections, especially

¹⁹⁷ 136-FS216 Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser

¹⁹⁸ 302-FS232 Alison Smith, David Boyd & John Blanchard

¹⁹⁹ 488-FS214 Dally Family Trust and Julia McIlraith

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
					<i>for Earthquake victims, and that rates are cheaper. Seeks that Council predator proof fence native reserves and that it save up for a new Rakaia Bridge.</i>
DPR-0569	W (Fred) van Slooten	FS001	-	Oppose	<i>Requests that the: proposed 300m Railway corridor designation be omitted for the duration of Cass Settlement on the South side of the Midland Line; noise restriction which is also included in the 300m Railway corridor designation be excluded from Cass; Outstanding Natural Features clause should not be include Cass; Grandfather Clause be retained; Also advises that the heritage listing proposed for the Canterbury Anglers Club is not supported by either Cass Holdings or the Canterbury Anglers Club and should not proceed.</i>

Analysis of Invalid Submissions

24.8 The purpose of the further submission process is to provide any party who may be affected by the relief sought in an original submission an opportunity to comment in support or opposition to that original submission point. None of the above-listed further submission points provide any information to link the relief sought to an original submission point. The relief sought in these further submissions is more akin to an original submission on the PDP, however no other party has had an opportunity to comment on the suggested amendments as the submissions were only lodged through the further submission consultation process. It is therefore considered that other parties could potentially be prejudiced by the inclusion of these further submission points in the hearings process. On this basis, I recommend that these further submission points be rejected.

Recommendations for “Non-DPR”, Withdrawn and Invalid Submissions

24.9 I recommend, for the reasons given above, that the Hearings Panel retain the provisions as notified, except where amendments have otherwise been recommended within this report.

24.10 It is recommended that submissions and further submissions are either accepted, accepted in part or rejected as shown at the end of Appendix 1.

25. Conclusion

25.1 For the reasons included throughout this report, I consider that the recommended minor amendments to the provisions will ensure that strategic objectives are the most appropriate way to achieve the purpose of the Act, the outcomes sought by other relevant statutory documents and provide the necessary platform for the efficient and effective administration of the topic-specific objectives, policies and methods.