

Proposed Selwyn District Plan



Section 171 Report

Report on submissions and further submissions

Designations

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30 March 2022

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List of submitters and further submitters addressed in this report

Submitter ID	Submitter Name	Abbreviation
DPR-0004	Meghan Anderson	M Anderson
DPR-0015	Tony Beaumont	T Beaumont
DPR-0023	Hamish Mercer	H Mercer
DPR-0029	Amy Charles	A Charles
DPR-0057	Road Metals Co Ltd	Road Metals
DPR-0185	Richard & Suzanne Nesbitt	R & S Nesbitt
DPR-0199	Terry & Barbara Heiler	T & B Heiler
DPR-0448	New Zealand Defence Force	NZDF
DPR-0207	Selwyn District Council	The Council
DPR-0261	Alastair & Jenny Nicol	A & J Nicoll
DPR-0433	Lindsay & Averil Halliday	L & A Halliday
DPR-0262	Hamish & Joan Sandison	H & J Sandison
DPR-0264	Sally Gardner	S Gardner
DPR-0318	Susan Chaney	S Chaney
DPR-0335	Ken & Pru Bowman	K & P Bowman
DPR-0370	Fonterra Limited	Fonterra
DPR-0209	Manmeet Singh	M Singh
DPR-0374	Rolleston Industrial Holdings Limited (RIHL)	RIHL
DPR-0375	Waka Kotahi NZ Transport Agency	WKNZTA
DPR-0378	The Ministry of Education	MoE
DPR-0384	Rolleston Industrial Developments Limited (RIDL)	RIDL
DPR-0446	Transpower New Zealand Limited	Transpower
DPR-0454	Central Plains Water Limited	CPW
DPR-0458	KiwiRail Holdings Limited (KiwiRail)	KiwiRail
DPR-0489	Clare Hill	C Hill
DPR-0490	Weedons Country Club Incorporated	WCC

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

Abbreviations

Abbreviations used throughout this report are:

Abbreviation	Full text
CRPS	Canterbury Regional Policy Statement 2013
IMP	Mahaanui Iwi Management Plan 2013
NMP	Noise Monitoring Plan
Planning Standards	National Planning Standards
NPS-UD	National Policy Statement on Urban Development
NPS-UDC	National Policy Statement on Urban Development Capacity
PDP	Proposed Selwyn District Plan
RMA or Act	Resource Management Act 1991

1. Purpose of report

- 1.1 This report is prepared under 171 of the RMA in relation to the Designations Chapter 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 the evaluation undertaken by myself as the planning author. In preparing this report I have had regard to the:
- [Overview](#) s42A report that addresses the higher order statutory planning and legal context, prepared by Mr Robert Love;
 - [Strategic Directions](#) s42A report prepared by Mr Robert Love;
 - [Part 1](#) s42A report prepared by Ms Jessica Tuilaepa;
 - [Transport](#) s42A report prepared by Mr Jon Trewin;
 - [Noise](#) s42A report prepared by Ms Vicki Barker
 - [Historic Heritage and Notable Trees](#) s42A report prepared by Mr Andrew Mactier
 - [General Rural Zone](#) s42A report prepared by Mr Jon Trewin
- 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 Rachael Margaret Carruthers. I am employed by the Council as a Strategy and Policy Planner. My qualifications include Master of Social Science (Hons) and Post Graduate Diploma in Resource and Environmental Planning, both from the University of Waikato. I am an Intermediate member of the New Zealand Planning Institute.
- 2.2 I have 17 years of experience as a planner with Selwyn District, with my experience including monitoring and compliance of consent conditions, processing and reporting on resource consent applications and private plan change requests, district plan formulation and policy advice for the Council. My role as part of the District Plan Review Team includes consultation, research and reporting. I am Topic Lead for the following chapters of the PDP:
- Natural Hazards
 - Ecosystems and Indigenous Biodiversity
 - Public Access
 - Subdivision

- Activities on the Surface of Waterbodies
- Designations

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 Hearing Panel.

3. Scope of report and topic overview

- 3.1 This report considers the submissions and further submissions that were received in relation to all designations within the PDP.
- 3.2 Recommendations are made to either retain provisions without amendment, or delete, add to 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 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.

4. Statutory requirements and planning framework

Resource Management Act 1991

- 4.1 A Minister of the Crown, local authority or other requiring authority may at any time give notice to a territorial authority of their requirement for a designation for a project or work, or in respect of any land, water, subsoil, or airspace where a restriction is reasonably necessary for the safe or efficient functioning or operation of such a project or work.
- 4.2 When considering a requirement and any submissions received, s171 RMA requires the Hearing Panel, subject to Part 2, to consider the effects on the environment of allowing the requirement, having particular regard to—
- (a) any relevant provisions of—
 - (i) a national policy statement:
 - (ii) a New Zealand coastal policy statement:
 - (iii) a regional policy statement or proposed regional policy statement:
 - (iv) a plan or proposed plan; and

- (b) whether adequate consideration has been given to alternative sites, routes, or methods of undertaking the work if—
 - (i) the requiring authority does not have an interest in the land sufficient for undertaking the work; or
 - (ii) it is likely that the work will have a significant adverse effect on the environment; and
- (c) whether the work and designation are reasonably necessary for achieving the objectives of the requiring authority for which the designation is sought; and
- (d) any other matter the territorial authority considers reasonably necessary in order to make a recommendation on the requirement.

4.3 As set out in the [‘Overview’ Section 32 Report](#), and [‘Overview’ s42a Report](#), there are a number of higher order planning documents and strategic plans that provide direction and guidance for the consideration of effects. These documents are discussed in more detail within this report where relevant to the assessment of submission points. This report on the s42A report that addresses definitions more broadly.

4.4 The assessment of submission points is made in the context of the Section 32 reports already undertaken with respect to this the effects that may be expected from activities, being:

- [Strategic Directions](#)
- [Transport](#)
- [Public Access](#)
- [Subdivision](#)
- [Residential Zones](#)
- [Rural Chapter](#)
- [Commercial and Mixed Use Zones](#)
- [General Industrial Zone & Port Zone](#)
- [Special Purpose Dairy Processing Zone](#)
- [Special Purpose Grasmere](#)
- [Special Purpose Knowledge Zone](#)
- [Kāinga Nohoanga](#)
- [Porters Ski and Recreation Area](#)
- [Special Purpose Terrace Downs](#)
- [Rural Existing Development Areas](#)

4.5 All recommended amendments to provisions since the initial evaluation was undertaken must be documented in a subsequent evaluation and this has been undertaken for each designation addressed in this report.

National Planning Standards

- 4.6 As set out in the [PDP Overview s42A Report](#), the Planning Standards were introduced to improve the consistency of council plans and policy statements. The Planning Standards were gazetted and came into effect on 5 April 2019. The PDP must be prepared in accordance to the Planning Standards.
- 4.7 The Planning Standards include *Standard 9 Designations Standard*. This contains mandatory directions regarding the location of designation information within the PDP, the use of certain information to identify designations to provide national consistency, and the way in which designation conditions are included.

5. Procedural matters

- 5.1 At the time of writing this report there have 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 A total of 86 original submission points were received in relation to designations for inclusion in the PDP, with the majority being received from the relevant requiring authorities. Submissions generally relate to the location of designated sites, or to the conditions that are proposed for individual designations.

Structure of this report

- 6.2 Submissions relating to designations are ordered by requiring authority, as they appear in the PDP. Within each section, individual designations are considered in numerical order, except that designations have been grouped where similar submission points were received on multiple designations, in order to reduce repetition.
- 6.3 The assessment of submissions relating to designations generally follows the following format: Submission Information; Analysis; and Recommendation and Amendments. Where an amendment is recommended the applicable s171 assessment will follow on from the Recommendations section for that issue.

7. Central Plains Water Ltd – CPW-1

Introduction

- 7.1 This section responds to the submission points relating to CPW-1 Central Plains Water Scheme.

Submissions

- 7.2 Three submissions points and two further submission points were received in relation to this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0370	Fonterra	105	Support In Part	Clarify the alignment of CPW-1 to ensure consistency with Fonterra assets.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0209	M Singh	FS837	Oppose In Part	Reject submission in part
DPR-0454	CPW	015	Oppose In Part	Amend as follows: CPW-1 1. General Conditions 3. Finalisation of the Designation Corridor Notwithstanding condition 1.2, the Requiring Authority <u>shall within 3 years of the designation being confirmed, complete sufficient design to:</u> a. Prior to commencing construction of each Stage of the Scheme, complete sufficient design to determine the extent of designation “reasonably necessary” to construct the head race canal in that Stage; and b. Within 3 months of completing each Stage of the Scheme, remove the designation over the balance of the land which is no longer required in that Stage in accordance with section 182 of the Resource Management Act 1991.
DPR-0370	Fonterra	FS028	Support In Part	Accept the submission in part to either amend the designation to the final corridor now, or amend the condition as follows: Notwithstanding condition 1.2, the Requiring Authority shall within <u>1 3</u> years of the designation being confirmed, complete sufficient design to: ...
DPR-0454	CPW	016	Support	Retain as notified

Analysis

- 7.3 Fonterra¹ request that the alignment of CPW-1 be clarified to ensure consistency with Fonterra assets.
- 7.4 CPW² propose both that the designation be retained as notified, and that changes are made to Condition 3, relating to the finalisation of the designation corridor. In their further submission, Fonterra³ request that either the final designation corridor be identified as part of this process, or that it be completed within 1 year of the designation being confirmed, rather than the 3 years proposed by CPW.
- 7.5 CPW-1 (Figure 1 below) crosses the Fonterra DPZ site, and as currently mapped, passes through an established building (Figure 2 below).

¹ DPR-0370.105 Fonterra

² DPR-0454.015 CPW

³ DPR-0370.FS028 Fonterra

Figure 1 – Extent of CPW-1 in relation to the Fonterra DPZ

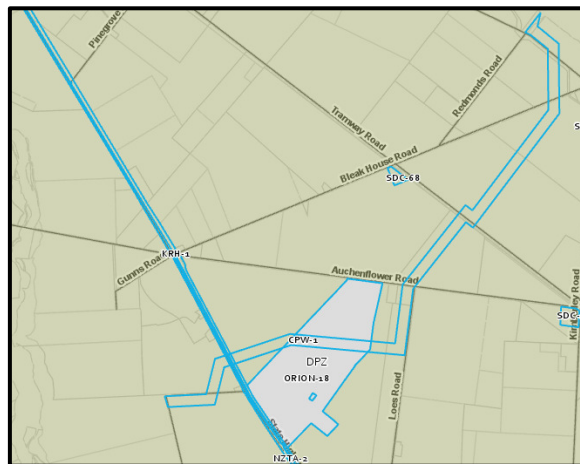
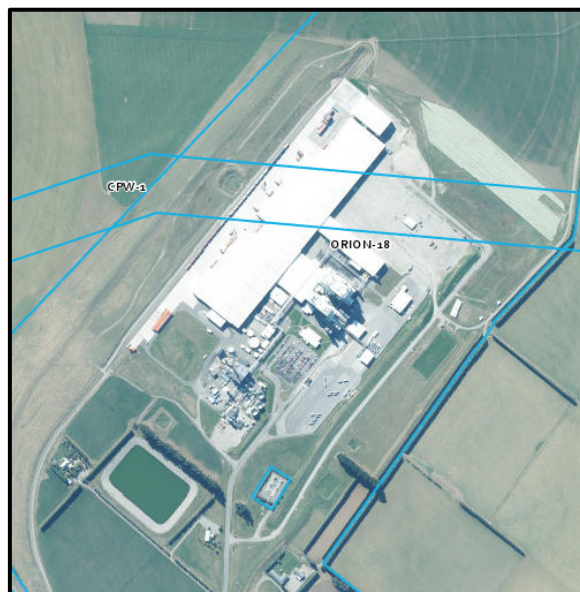


Figure 2 – Location of CPW-1 in relation to existing Fonterra buildings



- 7.6 CPW proposed in 2019 to amend the alignment of the designation to avoid the buildings on this site, but the proposal has not progressed. An amendment to the designation may be appropriate, but it would be beneficial to hear further evidence from both CPW and Fonterra before making a final recommendation.
- 7.7 It is anticipated that a consequential amendment to DPZ-SCHED2 - Fonterra Outline Development Plan would also be required, to reflect the final designation alignment.

8. KiwiRail Holdings Ltd – KRH-1

Introduction

- 8.1 This section responds to the submission points relating to KRH-1 Railway lines within Selwyn District (Main South Line and Midland Line).

Submissions

- 8.2 Two submissions points were received in relation to this designation.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0004	M Anderson	001	KRH-1	Support In Part	Amend the conditions of the designation
DPR-0458	KiwiRail	060	KRH-1	Support	Retain as notified.

Analysis

- 8.3 M Anderson⁴ requests that conditions be imposed on the designation to require improved maintenance of KiwiRail land, as they consider that the KRH-1 land at the rear of their property is an unsightly fire risk, with grass and gorse growing out of control. Unkept land that results in a fire risk is dealt with outside the RMA, and so I recommend that the submission point be rejected.
- 8.4 I note that the Fire and Emergency New Zealand *Fire plan for Canterbury, Te Ihu, 2021-2024*⁵ describes a number of significant fires within Selwyn that have resulted from KiwiRail operations, and mentions that KiwiRail are currently working collaboratively with Fire and Emergency to develop a KiwiRail National Fire Mitigation Plan to include track maintenance, locomotive servicing and maintenance, and vegetation control.
- 8.5 KiwiRail⁶ request that the designation be retained as notified. Considering my recommendation above, I recommend that the submission point be accepted.

Recommendation

- 8.6 I recommend, for the reasons given above, that the Hearings Panel retain KRH-1 as notified.
- 8.7 I recommend that submission points are either accepted or rejected as shown in **Appendix 1**.

9. Minister of Defence

MDEF-1, MDEF-2, MDEF-4

Introduction

- 9.1 This section responds to the submission points relating to Defence designations, except MDEF-3 West Melton Rifle Range, which is discussed separately.

Submissions

MDEF-1 Burnham Military Camp

- 9.2 Two submissions points were received in relation to this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0448	NZDF	089	Support	Retain as notified

⁴ DPR-0004.001 M Anderson

⁵ <https://www.fireandemergency.nz/assets/Documents/fire-plan/Canterbury-Fire-Plan-2021-2024-approved.pdf>

⁶ DPR-0458.060 KiwiRail

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0448	NZDF	090	Support In Part	Retain the zoning as General Rural or amend to Special Purpose or a precinct or overlay with associated provisions. The specific relief sought is to be confirmed.

MDEF-2 Glentunnel Ammunition Storage Depot

9.3 Two submissions points were received in relation to this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0448	NZDF	092	Support	Retain as notified
DPR-0448	NZDF	093	Support In Part	Retain the zoning as General Rural or amend to Special Purpose or a precinct or overlay with associated provisions. The specific relief sought is to be confirmed.

MDEF-4 Weedons Depot and Communications Site

9.4 Two submissions points were received in relation to this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0448	NZDF	096	Support	Retain as notified
DPR-0448	NZDF	097	Support In Part	Retain the zoning as General Rural or amend to Special Purpose or a precinct or overlay with associated provisions. The specific relief sought is to be confirmed.

Analysis

9.5 NZDF⁷ have lodged two submission points in relation to each of MDEF-1 Burnham Military Camp, MDEF-2 Glentunnel Ammunition Storage Depot, and MDEF-4 Weedons Depot and Communication Site. In each instance, the first submission point requests that the designation be retained as notified. The second submission point in each case requests instead that other options to designation be explored, with the specific relief sought to be confirmed.

9.6 NZDF have since confirmed that they wish to retain their current approach to these facilities (**Appendix 3**). I therefore recommend accepting the submission points requesting that the designations be retained as notified, and rejecting those that seek alternative options.

Recommendation

9.7 I recommend, for the reasons given above, that the Hearings Panel retain MDEF-1 Burnham Military Camp, MDEF-2 Glentunnel Ammunition Storage Depot, and MDEF-4 Weedons Depot and Communication Site as notified.

9.8 I recommend that submission points are either accepted or rejected as shown in **Appendix 1**.

⁷ DPR-0448.089, DPR-0448.090, DPR-0448.092, DPR-0448.093, DPR-0448.096, DPR-0448.097 NZDF

MDEF-3 West Melton Rifle Range

Introduction

9.9 This section responds to the submission points relating to MDEF-3 West Melton Rifle Range.

Submissions

9.10 Seven submissions points and six further submission points were received in relation to this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0199	T & B Heiler	006	Oppose	Amend MDEF-3 to include a noise management plan in the conditions of the designation
<i>DPR-0448</i>	<i>NZDF</i>	<i>FS015</i>	<i>Oppose</i>	<i>Reject submitters relief sought</i>
DPR-0261	A & J Nicol	001	Oppose In Part	Amend Designation MDEF-3 West Melton Rifle Range to include a Noise Management Plan in the 'Conditions' of this designation. Refer to original submission for full decision requested.
<i>DPR-0433</i>	<i>L & A Halliday</i>	<i>FS001</i>	<i>Support</i>	<i>Adopt the submission point in full.</i>
<i>DPR-0448</i>	<i>NZDF</i>	<i>FS022</i>	<i>Oppose</i>	<i>Reject submitters relief sought</i>
DPR-0264	S Gardner	001	Oppose In Part	Amend the designation to include a Noise Management Plan in the 'Conditions' of this designation. Refer to original submission for full decision requested.
<i>DPR-0448</i>	<i>NZDF</i>	<i>FS024</i>	<i>Oppose</i>	<i>Reject submitters relief sought</i>
DPR-0264	S Gardner	003	Oppose In Part	Amend the designation to include a Noise Management Plan in the 'Conditions' of this designation.
<i>DPR-0448</i>	<i>NZDF</i>	<i>FS026</i>	<i>Oppose</i>	<i>Reject submitters relief sought</i>
DPR-0335	K & P Bowman	004	Oppose In Part	That NZDF consider restricting hours of operation in summer months with the effect of improving resident's ability to sleep with windows open and reducing fire risk to surrounding areas. Refer to original submission for full decision requested.
<i>DPR-0448</i>	<i>NZDF</i>	<i>FS031</i>	<i>Oppose</i>	<i>Reject submitters relief sought</i>
DPR-0448	NZDF	094	Support	Retain as notified
DPR-0448	NZDF	095	Support In Part	Retain the zoning as General Rural or amend to Special Purpose or a precinct or overlay with associated provisions. The specific relief sought is to be confirmed.

Analysis

9.11 T & B Heiler⁸, A & J Nicol⁹ and S Gardner¹⁰ all request that the designation be amended to include noise mitigation measures as a condition of the designation. K & P Bowman¹¹ are concerned about

⁸ DPR-0199.006 T & B Heiler

⁹ DPR-0261.001 A & J Nicol

¹⁰ DPR-0264.001, DPR-0264.003 S Gardner

¹¹ DPR-0335.004 K & P Bowman

both noise and fire risk. In their further submission, NZDF¹² have opposed all these submission points.

- 9.12 West Melton Rifle Range is ‘important infrastructure’ as defined in the PDP, with SD-IR-O1 requiring that its operation be protected. It is also specifically included in the CPRS definition of ‘strategic infrastructure’, and so development in the surrounding area must not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of the site.¹³
- 9.13 While the use of the range has changed over time to reflect changing military practices and technology, it has been in existence since the 1940s. As such, I consider that it would be inappropriate to compromise the operation and security of the Range by imposing conditions to restrict activities on the range in order address reverse sensitivity effects that have arisen more recently. I note the reporting officer for the *Noise* chapter has recommended in NOISE-R7 provisions to manage the establishment of new noise sensitive activities within the area where they might be adversely affected by noise from the range.
- 9.14 During the hearing on the *Noise* chapter, the potential to include a noise monitoring plan (NMP) as a condition of the designation was explored by T & B Heiler and A & J Nichol, consistent with their submission points relating to MDEF-1. Given the significant variability in the noise generated from the Range, and NZDF confidentiality concerns, it is likely that any NMP would be high level and generic.
- 9.15 With such a NMP condition, the scope and detail of the condition would be key to striking an appropriate balance between not unduly restricting NZDF’s operations, and improving noise management. It is recommended that such a condition not restrict what NZDF can and cannot do on the Range and set limits on that, but rather that it primarily addresses the process for complaints and engagement with the community (such as 6 monthly reporting). Monitoring could also be considered to provide the community with added assurance that the level of activity at the Range fits with the modelled contours and that the contours continue to be appropriate.
- 9.16 Council has received legal advice (**Appendix 4**) that it is within the scope of its decision-making power to recommend a condition that is proposed to be rolled over from the SDP to the PDP, where there is a submission requesting that this occur.
- 9.17 In terms of s171 RMA, such a condition should not be designed to restrict what NZDF can and cannot do on the Range and set limits on that, but rather it is considered reasonably necessary to primarily addresses the process for complaints and engagement with the community (such as regular reporting). Monitoring could also be considered to provide the community with added assurance that the level of activity at the Range fits with the modelled contours and that the contours continue to be appropriate.

¹² DPR-0448.FS015, DPR-0448.FS022, DPR-0448.FS024, DPR-0448.FS026, DPR-0448.FS031 NZDF

¹³ CRPS Objective 6.2.1.10

- 9.18 I therefore recommend that the submission points of T & B Heiler¹⁴, A & J Nicol¹⁵ and S Gardner¹⁶ be accepted in part, together with that part of the submission of K & P Bowman¹⁷ that relates to noise.
- 9.19 NZDF¹⁸ request that either the designation be retained as notified, or that it be replaced with an alternative provision with the specific relief sought to be provided at a future time, but have since confirmed that they wish to continue with the current approach of designation (**Appendix 3**). Considering my recommendations above, I recommend that the submission point seeking that MDEF-3 be retained as notified be accepted in part, and that the submission point seeking an unidentified alternative relief be rejected.

Recommendations and amendments

- 9.20 I recommend, for the reasons given above, that the Hearings Panel amend MDEF-3 West Melton Rifle Range as shown in **Appendix 2** to include a NMP condition striking an appropriate balance between not unduly restricting NZDF's operations, and improving noise management.
- 9.21 It is recommended that submissions and further submissions are either accepted, accepted in part, or rejected as shown in **Appendix 1**.

10. Minister of Education

MEDU designations, generally

Introduction

- 10.1 This section responds to the submission points relating to all MEDU designations.

Submissions

- 10.2 One submission point was received in relation to the location of the definition of "Education Purposes" in the PDP chapter for MEDU designations.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0378	MoE	041	New	Neither Support Nor Oppose	Insert a new explanatory notes at the start of the MEDU Designation chapter as follows, and remove from each individual designation: <u>"Education Purposes" in the designated purpose means to:</u> a) <u>Enable the use of the facilities on the site by and for the educational benefit of any preschool and school age students (i.e. years 0 to 13) regardless of whether they are enrolled at the institution located on the site.</u> b) <u>Enable the provision of</u>

¹⁴ DPR-0199.006 T & B Heiler

¹⁵ DPR-0261.001 A & J Nicol

¹⁶ DPR-0264.001, DPR-0264.003 S Gardner

¹⁷ DPR-0335.004 K & P Bowman

¹⁸ DPR-0448.094, DPR-0448.095 NZDF

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
					<p><u>supervised care and study opportunities for students outside school hours in school facilities.</u></p> <p><u>c) Enable the provision of community education (e.g. night classes for adults) outside school hours in school facilities.</u></p> <p><u>d) Include but not be limited to the provision of academic, sporting, social and cultural education including through:</u></p> <p><u>i) Formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours;</u></p> <p><u>ii) Formal and informal cultural activities and competitions whether carried out during or outside school hours;</u></p> <p><u>iii) The provision of specialist hubs and units (including language immersion units and teen parenting units) for children with particular educational requirements or special needs.</u></p> <p><u>e) Enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.</u></p> <p><u>f) Enable the provision of associated administrative services; carparking and vehicle manoeuvring; and health, social services and medical services (including dental clinics and sick bays).</u></p> <p><u>g) Enable housing on site for staff members whose responsibilities require them to live on site (e.g. school caretaker) and their families.</u></p>

Analysis

- 10.3 Moving the meaning of ‘education purposes’ as requested by MoE¹⁹ would reduce the ease of use of the Plan in that it would not appear with the remainder of information about a particular designation, but it would appear at the start of the chapter, and so would appear before a user moved on to the designation they were particularly interested in. However, it would have the benefit

¹⁹ DPR-0378.041 MoE

of removing duplication and the related potential for later inconsistencies in meaning to creep into the PDP through later notices of requirement. No change to the text of the meaning is requested, merely the location within the PDP where it is located.

- 10.4 However, an explanatory note creates uncertainty about the legal status of the meaning, in that it is neither a definition in the Definitions chapter, nor is it part of a designation. I therefore recommend that the submission point be accepted in part, with the meaning of ‘education purposes’ instead moved to an appendix within the MEDU chapter, and a reference to that appendix included in each designation table.

Recommendations and amendments

- 10.5 I recommend, for the reasons given above, that the Hearings Panel:
- a) Add an Appendix containing the meaning of ‘education purposes’ to the end of the MEDU-Minister of Education chapter as shown in **Appendix 2** to reduce duplication within the PDP;
 - b) Delete the meaning of ‘education purposes’ from the ‘Additional Information’ section in each of MEDU-1 – MEDU-30, as shown in **Appendix 2**, and instead include a reference to the inserted Appendix.
- 10.6 The amendments recommended to the MEDU-Minister of Education chapter are set out in a consolidated manner in **Appendix 2**.
- 10.7 It is recommended that submissions are accepted as shown in **Appendix 1**.
- 10.8 The scale of change does not require a separate s171 evaluation.

MEDU-FIG1

Introduction

- 10.9 This section responds to the submission points relating to MEDU-FIG1, which shows the height in relation to boundary requirement for some sites designated by the Minister of Education.

Submissions

- 10.10 One submission point was received in relation to this figure.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0378	MoE	044	Support In Part	Amend MEDU-FIG1 to remove the header and footer.

Analysis

- 10.11 MoE²⁰ do not request changes to the figure, merely that the header and footer outlining the source of the diagram be removed. This would enable the figure to be redrawn to be consistent with other figures within the PDP, and so I recommend that the submission point be accepted.

²⁰ DPR-0378.044 MoE

Recommendations and amendments

10.12 I recommend, for the reasons given above, that the Hearings Panel amend MEDU-FIG1 to provide better consistency with other figures within the PDP.

10.13 It is recommended that submissions are accepted as shown in **Appendix 1**.

10.14 The scale of change does not require a separate s171 evaluation.

Correction of location details

Introduction

10.15 This section responds to the submission points relating to more accurately reflecting the location of land designated by the Minister.

Submissions

MED-27 Springfield School

10.16 One submission point was received in relation to this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0378	MoE	042	Support In Part	Amend MEDU-27 as follows: Site Identifier: Tramway Road <u>2 Tawera Lane</u> , Springfield Additional Information: Delete definition of Education Purposes

MED-29 Rolleston Christian School

10.17 One submission point was received in relation to this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0378	MoE	043	Support In Part	Amend MEDU-29 as follows: Site Identifier: 571 Springston Rolleston Road, Rolleston Lots 16-17 DP 85302 (CB542/283), <u>Lot 18 DP 8530 (CB539/220)</u> , Lots 19-20 DP 8530 (CB11K/1289) Additional Information: Delete definition of Education Purposes

MED-30 Acland Park School

10.18 One submission points and was received in relation to this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0378	MoE	045	Oppose	Amend the Designation layer of the planning maps to show the spatial extent of MEDU-30 Acland Park.

Analysis

- 10.19 The MoE²¹ submission point relating to the street address of Springfield School is to ensure that the designation matches the records held by the MoE. No changes to the legal description of the site or the maps are required. I therefore recommend that the submission point is accepted.
- 10.20 The MoE²² submission point relating to the legal description of Rolleston Christian School is to ensure that the designation matches the records held by the MoE. No changes to the street address or the maps are required. I therefore recommend that the submission point is accepted.
- 10.21 The MoE²³ also request that the planning maps be amended to show the spatial extent of MEDU-30 Acland Park. The planning maps already show the extent of this designation as identified by the legal description and so in the absence of any updated information from MoE, I recommend that the submission point be rejected.

Recommendations and amendments

- 10.22 I recommend, for the reasons given above, that the Hearings Panel amend the location details for MED-27 Springfield School and MED-29 Rolleston Christian School as shown in **Appendix 2** to provide better clarity about the extent of the designations.
- 10.23 I recommend that submissions are accepted or rejected as shown in **Appendix 1**.
- 10.24 The scale of change does not require a separate s171 evaluation.

11. Selwyn District Council

Heritage buildings on designated sites – SDC-79, SDC-101

Introduction

- 11.1 This section responds to the submission points relating to conditions to protect heritage items within Selwyn District Council designated sites.

Submissions

SDC-79 Broadfield Reserve

- 11.2 One submission point was received in relation to heritage works on SDC-79 Broadfield Reserve.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	099	Oppose In Part	<p>Include as follows: <u>Heritage Works to a heritage item shall be consistent with the recommendations of a conservation management plan or expert heritage report submitted with the request for an outline plan approval.</u></p> <p><u>Advice Note:</u> <u>Works and activities that comply with the permitted activities standards of the Plan are incorporated into this designation, and in</u></p>

²¹ DPR-0378.042 MoE

²² DPR-0378.043 MoE

²³ DPR-0378.045 MoE

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
				<u>accordance with s176A(2) RMA, no outline plan is required for those activities.</u>

SDC-101 Greenpark Memorial Park

- 11.3 One submission point was received in relation to heritage works on SDC-101 Greenpark Memorial Park.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	100	Oppose In Part	Amend as follows: <u>Heritage Works to a heritage item shall be consistent with the recommendations of a conservation management plan or expert heritage report submitted with the request for an outline plan approval.</u> <u>Advice Note:</u> <u>Works and activities that comply with the permitted activities standards of the Plan are incorporated into this designation, and in accordance with s176A(2) RMA, no outline plan is required for those activities.</u>

Analysis

- 11.4 The amendments requested by The Council²⁴ insert a condition to each designation to better protect the historic heritage features on these sites. Broadfield Reserve contains historic heritage item H301 Former Broadfield School/ Broadfield Community Centre, while Greenpark Memorial Park contains listed historic heritage items H316 Greenpark Memorial Park Gates and H318 Greenpark War Memorial. All these items are listed in HH-SCHED2 - Heritage Buildings, Structures and Items.
- 11.5 Works undertaken by a requiring authority in accordance with a designation do not need to comply with the provisions of the district plan, and so the requested amendments provide a level of protection for these historic heritage items that the PDP as notified does not. I therefore recommend that the submission points be accepted.

Recommendations and amendments

- 11.6 I recommend, for the reasons given above, that the Hearings Panel amend SDC-79 and SDC-101 as shown in **Appendix 2** to better protect the historic heritage features of each site.
- 11.7 The amendments recommended to SDC-79 and SDC-101 are set out in a consolidated manner in **Appendix 2**.
- 11.8 It is recommended that submissions and further submissions are accepted as shown in **Appendix 1**.
- 11.9 The scale of change does not require a separate s171 evaluation.

²⁴ DPR-0207.099, DPR-0207.100 The Council

Setbacks from boundaries – SDC-15, SDC-79, SDC-86, SDC-87, SDC-99, SDC-101, SDC-109, SDC-155, SDC-155, SDC-187, SDC-189, SDC-196, SDC-198

Introduction

11.10 This section responds to the submission points relating to setbacks from boundaries for rural sites designated by Selwyn District Council.

Submissions

SDC-15 Southbridge Park

11.11 One submission point was received in relation to the setbacks from boundaries for storage buildings within this designated site.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	078	Oppose In Part	Amend as follows: 2. Separation from Neighbours All structures and buildings shall be setback a minimum of 10m from every internal boundary, except that buildings necessary for the storage of equipment used for the maintenance of the reserve may be sited in accordance with the internal boundary setbacks in GRUZ-REQ6 <u>GRUZ-REQ4 Structure Setbacks</u> .

SDC-79 Broadfield Reserve

11.12 One submission point was received in relation to the setbacks from boundaries for storage buildings within this designated site.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	079	Oppose In Part	Amend as follows: 2. Separation from Neighbours All structures and buildings shall be setback a minimum of 10m from every internal boundary, except that buildings necessary for the storage of equipment used for the maintenance of the reserve may be sited in accordance with the internal boundary setbacks in GRUZ-REQ6 <u>GRUZ-REQ4 Structure Setbacks</u> .

SDC-86 Coalgate Reserve

11.13 One submission point was received in relation to the setbacks from boundaries for storage buildings within this designated site.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	080	Oppose In Part	Amend as follows: 2. Separation from Neighbours All structures and buildings shall be setback a

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
				minimum of 10m from every internal boundary, except that buildings necessary for the storage of equipment used for the maintenance of the reserve may be sited in accordance with the internal boundary setbacks in GRUZ-REQ6 <u>GRUZ-REQ4 Structure Setbacks</u> .

SDC-87 Courtenay Old School Reserve

11.14 One submission point was received in relation to the setbacks from boundaries for storage buildings within this designated site.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	081	Oppose In Part	Amend as follows: 2. Separation from Neighbours All structures and buildings shall be setback a minimum of 10m from every internal boundary, except that buildings necessary for the storage of equipment used for the maintenance of the reserve may be sited in accordance with the internal boundary setbacks in GRUZ-REQ6 <u>GRUZ-REQ4 Structure Setbacks</u> .

SDC-99 Glentunnel Domain

11.15 One submission point was received in relation to the setbacks from boundaries for storage buildings within this designated site.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	082	Oppose In Part	Amend as follows: 2. Separation from Neighbours All structures and buildings shall be setback a minimum of 10m from every internal boundary, except that buildings necessary for the storage of equipment used for the maintenance of the reserve may be sited in accordance with the internal boundary setbacks in GRUZ-REQ6 <u>GRUZ-REQ4 Structure Setbacks</u> .

SDC-101 Greenpark Memorial Park

11.16 One submission point was received in relation to the setbacks from boundaries for storage buildings within this designated site.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	083	Oppose In Part	Amend as follows: 2. Separation from Neighbours All structures and buildings shall be setback a minimum of 10m from every internal boundary, except that buildings necessary for the storage of

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
				equipment used for the maintenance of the reserve may be sited in accordance with the internal boundary setbacks in GRUZ-REQ6 <u>GRUZ-REQ4 Structure Setbacks</u> .

SDC-109 Kowai Pass Recreation Reserve

11.17 One submission point was received in relation to the setbacks from boundaries for storage buildings within this designated site.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	084	Oppose In Part	Amend as follows: 2. Separation from Neighbours All structures and buildings shall be setback a minimum of 10m from every internal boundary, except that buildings necessary for the storage of equipment used for the maintenance of the reserve may be sited in accordance with the internal boundary setbacks in GRUZ-REQ6 <u>GRUZ-REQ4 Structure Setbacks</u> .

SDC-155 Rhodes Park

11.18 One submission point was received in relation to the setbacks from boundaries for storage buildings within this designated site.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	085	Oppose In Part	Amend as follows: 2. Separation from Neighbours All structures and buildings shall be setback a minimum of 10m from every internal boundary, except that buildings necessary for the storage of equipment used for the maintenance of the reserve may be sited in accordance with the internal boundary setbacks in GRUZ-REQ6 <u>GRUZ-REQ4 Structure Setbacks</u> .

SDC-187 Waihora Domain (Motukarara)

11.19 One submission point was received in relation to the setbacks from boundaries for storage buildings within this designated site.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	086	Oppose In Part	Amend as follows: 2. Separation from Neighbours All structures and buildings shall be setback a minimum of 10m from every internal boundary, except that buildings necessary for the storage of equipment used for the maintenance of the reserve may be sited in accordance with the

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
				internal boundary setbacks in GRUZ-REQ6 <u>GRUZ-REQ4 Structure Setbacks</u> .

SDC-189 Weedons Domain

11.20 One submission point was received in relation to the setbacks from boundaries for storage buildings within this designated site.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	087	Oppose In Part	Amend as follows: 2. Separation from Neighbours All structures and buildings shall be setback a minimum of 10m from every internal boundary, except that buildings necessary for the storage of equipment used for the maintenance of the reserve may be sited in accordance with the internal boundary setbacks in GRUZ-REQ6 <u>GRUZ-REQ4 Structure Setbacks</u> .

SDC-196 West Melton Domain

11.21 One submission point was received in relation to the setbacks from boundaries for storage buildings within this designated site.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	088	Oppose In Part	Amend as follows: 2. Separation from Neighbours All structures and buildings shall be setback a minimum of 10m from every internal boundary, except that buildings necessary for the storage of equipment used for the maintenance of the reserve may be sited in accordance with the internal boundary setbacks in GRUZ-REQ6 <u>GRUZ-REQ4 Structure Setbacks</u> .

SDC-198 Courtenay Recreation Reserve

11.22 One submission point was received in relation to the setbacks from boundaries for storage buildings within this designated site.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	089	Oppose In Part	Amend as follows: 2. Separation from Neighbours All structures and buildings shall be setback a minimum of 10m from every internal boundary, except that buildings necessary for the storage of equipment used for the maintenance of the reserve may be sited in accordance with the internal boundary setbacks in GRUZ-REQ6 <u>GRUZ-REQ4 Structure Setbacks</u> .

Analysis

11.23 The changes requested by The Council²⁵ are to correct a cross-referencing error. It is intended that buildings necessary for the storage of maintenance equipment be exempt from the 10m internal building setback that otherwise applies, but that they comply with the rules for buildings in the zone generally instead. GRUZ-REQ4 Structure setbacks is the correct reference, and so I recommend that the submission points be accepted.

Recommendations and amendments

11.24 I recommend, for the reasons given above, that the Hearings Panel amend the conditions for each of the following designations, to ensure that the intended setbacks apply to buildings on each site:

- a) SDC-15 Southbridge Park
- b) SDC-79 Broadfield Reserve
- c) SDC-86 Coalgate Reserve
- d) SDC-87 Courtenay Old School Reserve
- e) SDC-99 Glentunnel Domain
- f) SDC-101 Greenpark Memorial Park
- g) SDC-109 Kowai Pass Recreation Reserve
- h) SDC-155 Rhodes Park
- i) SDC-187 Waihora Domain (Motukarara)
- j) SDC-189 Weedons Domain
- k) SDC-196 West Melton Domain
- l) SDC-198 Courtenay Recreation Reserve

11.25 The recommended amendments are set out in a consolidated manner in **Appendix 2**.

11.26 It is recommended that submissions and further submissions are accepted as shown in **Appendix 1**.

11.27 The scale of change does not require a separate s171 evaluation.

Correction of location details – SDC-82, SDC-86, SDC-87, SDC-95, SDC-99, SDC-109, SDC-111, SDC-114, SDC-154, SDC-189

Introduction

11.28 This section responds to the submission points relating to SDC designations where the location details included in the PDP require alteration.

²⁵ DPR-0207.078, DPR-0207.079, DPR-0207.080, DPR-0207.081, DPR-0207.082, DPR-0207.083, DPR-0207.084, DPR-0207.085, DPR-0207.086, DPR-0207.087, DPR-0207.088, DPR-0207.089 The Council

Submissions

SDC-82 Castle Hill Domain

11.29 One submission point was received in relation to the legal description reference for this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	090	Oppose In Part	Amend legal description references to: SDC-82 - Lot 501 DP 441790 Lot 1002 DP 45980 & Lot 1003 DP 45980 Lot 1004 DP 45980 and amend map to reflect change

SDC-86 Coalgate Reserve

11.30 One submission point was received in relation to the legal description reference for this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	091	Oppose In Part	Amend legal description references to: SDC-86 - Reserve 2409 BLK VI II Hororata SD GAZ 1880-1007 84 5472 PT RES 2409 BLK VI II HORORATA SD

SDC-87 Courtney Old School Reserve

11.31 One submission point was received in relation to the legal description reference for this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	092	Oppose In Part	Amend legal description references to: SDC-87 - Rural Section 40659 BLK V Rolleston SD GAZ 86-777 RURAL SEC 40659 BLK V ROLLESTON SD - PT COURTENAY REC RES - SO 14019

SDC-95 Ellesmere Cemetery

11.32 One submission point was received in relation to the legal description and map references for this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	093	Oppose In Part	Amend legal description references to: SDC-95 - Reserve 1434 Res 1434 Part RS 7966 and amend map to reflect change

SDC-99 Glentunnel Domain

11.33 One submission point was received in relation to the legal description reference for this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	094	Oppose In Part	Amend legal description references to: SDC-99 - Reserve 5257 BLK VIII Hororata SD Part Res 5257 SO 11277

SDC-109 Kowai Pass Recreation Reserve

11.34 One submission point was received in relation to the legal description reference for this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	095	Oppose In Part	Amend legal description references to: SDC-109 - Reserve 1252 BLK XII Kowai SD Part RES 1252

SDC-111 Lake Coleridge Cemetery

11.35 One submission point was received in relation to the legal description and references for this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	096	Oppose In Part	Amend legal description references to: SDC-111 - Reserve 4360 RES 4360, Part RS 30100 and amend map to reflect change

SDC-154 Prebbleton Domain

11.36 One submission point was received in relation to the legal description reference for this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	097	Oppose In Part	Amend legal description references to: SDC-154 - Reserve 3996, Part RS 1488, Part RS 1742, Part RS 2246, Section 1 SO 393837 RES 3996, Part RS 1488, Part RS 1742, Part RS 2246

SDC-189 Weedons Domain

11.37 One submission point was received in relation to the legal description and map references for this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0207	The Council	098	Oppose In Part	Amend legal description references to: SDC-189 - Reserve 1453, Reserve 2357, Reserve 1596, Lot 2 DP 27650 RES 1453 RES 2357, RES 1596 and amend map to reflect change

Analysis

11.38 The Council²⁶ requests that the site identifiers for each of SDC-82, SDC-86, SDC-87, SDC-95, SDC-99, SDC-109, SDC-111, SDC-154 and SDC-189 be amended to more consistently reflect what is shown on individual records of title for these existing designated sites, rather than the shorthand sometimes used in council databases.

²⁶ DPR-0207.090, DPR-0207.091, DPR-0207.092, DPR-0207.093, DPR-0207.094, DPR-0207.095, DPR-0207.096, DPR-0207.097, DPR-0207.098 The Council

11.39 The Council has also requested changes to the planning maps for SDC-82, SDC-95, SDC-111 and SDC-189²⁷ to reflect these amendments. These amendments have already been made pursuant to cl.16(2), and no further amendment is required.

11.40 The requested amendments are administrative and so I recommend that the submission points be accepted.

Recommendations and amendments

11.41 I recommend, for the reasons given above, that the Hearings Panel amend the site identifier for each of the following designations as shown in **Appendix 2** to provide better clarity about the extent of the designated area;

- a) SDC-82 Castle Hill Domain
- b) SDC-86 Coalgate Reserve
- c) SDC-87 Courtenay Old School Reserve
- d) SDC-95 Ellesmere Cemetery
- e) SDC-99 Glentunnel Domain
- f) SDC-109 Kowai Pass Recreation Reserve
- g) SDC-111 Lake Coleridge Cemetery
- h) SDC-154 Prebbleton Domain
- i) SDC-189 Weedons Domain

11.42 The amendments recommended to SDC-82, SDC-86, SDC-87, SDC-95, SDC-99, SDC-109, SDC 111, SDC-114, SDC-154, and SDC-189 are set out in a consolidated manner in **Appendix 2**.

11.43 It is recommended that submissions and further submissions are accepted as shown in **Appendix 1**.

11.44 The scale of change does not require a separate s171 evaluation.

Height, location and noise conditions

Introduction

11.45 This section responds to the submission points relating to the conditions proposed for Selwyn District Council designations relating to height, setbacks and noise.

Submissions

SDC-98 ESSS (STP) Kerrs Rd Wastewater Odour Treatment Plant

11.46 One submission point was received in relation to this designation.

²⁷ DPR-0207.090, DPR-0207.093, DPR-0207.096, DPR-207.098 The Council

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0057	Road Metals	003	Neither Support Nor Oppose	Not specified.

SDC-124 Lincoln (S) Millstream Dr Wastewater Pump Station

11.47 One submission point was received in relation to this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0262	H & J Sandison	001	Oppose	Reject designation SDC-124 Lincoln (S) Millstream Dr Wastewater Pump Station as notified.

SDC-191 West Melton (W) Jacqueline Dr Well

11.48 One submission point was received in relation to this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0015	T Beaumont	001	Oppose In Part	Amend conditions of SDC-191 to limit the height of any structure to no greater than the height of the existing fence if within 1m of the boundary, otherwise any structure must comply with existing regulations relating to not cutting the recession plane and that noise be measured at the boundary of adjoining properties, not 20m from the source.

SDC-194 West Melton (WTP) Elizabeth Allen Dr Water Treatment Plant and Well

11.49 One submission point was received in relation to this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0029	A Charles	001	Oppose In Part	Amend designation conditions for SDC-194 to keep with the existing visual amenity of the area by lowering the permitted height or increasing the setback requirement.

Analysis

11.50 Road Metals²⁸ considers that there is a potential issue of road user safety with buildings having a maximum height of 8.0m not less than 1.0m from the boundary, noting that a setback between a building and the road protects sight lines at a driveway or an intersection. They consider that a building with a 8m maximum height has the potential to affect the intersection sight safety distance at this (busy) junction and could seriously impede road user safety.

11.51 H & J Sandison²⁹ request that designation SDC-124 Lincoln (S) Millstream Dr Wastewater Pump Station not be approved, as they are concerned that the building and operating envelope provided

²⁸ DPR-0057.003 Road Metals

²⁹ DPR-0262.001 H & J Sandison

for by the proposed conditions could result in a scale of operations that would have adverse effects on amenity.

- 11.52 T Beaumont³⁰ requests that the conditions for designation SDC-191 West Melton (W) Jacqueline Dr Well be amended, as they are concerned that the building and operating envelope provided for by the proposed conditions could result in a scale of operations that would have adverse effects on amenity.
- 11.53 A Charles³¹ requests that the conditions for SDC-194 West Melton (WTP) Elizabeth Allen Dr Water Treatment Plant and Well be amended, as they are concerned that the building and operating envelope provided for by the proposed conditions could result in a scale of operations that would have adverse effects on amenity.
- 11.54 The maximum height for buildings and structures proposed by the designations is consistent with the applicable rule requirement (EI-REQ15 Height) if the sites were to remain undesignated and the activities instead managed under the *Energy and Infrastructure* chapter, and so I do not consider that a lower height limit is appropriate.
- 11.55 However, the proposed 1m setback for buildings is more permissive than provided for under the *Energy and Infrastructure* chapter, and so I consider it reasonable to insert an additional condition to each of SDC-124, SDC-191 and SDC-194 requiring that buildings also comply with EI-REQ13 Height in Relation to Boundary, consistent with the rule that would apply if the site were to remain undesignated, being EI-R27 Other Network Utility Structures. This would provide a level of amenity for surrounding residential activities consistent with un-designated sites, and would not compromise or unreasonably hinder the objective of the designation. In terms of noise, the standards referenced in the conditions are those that are required to be used by the National Planning Standards. I therefore recommend that the submission points of H & J Sandison³², T Beaumont³³ and A Charles³⁴ be accepted in part.
- 11.56 SDC-98 ESSS (STP) Kerrs Rd Wastewater Odour Treatment Plant differs from the others discussed in this section, in that it is located within the road reserve, and so the setbacks in the *Energy and Infrastructure Chapter* do not apply (because they relate to activities within sites rather than activities within the road reserve). However, the wastewater odour treatment plant already exists and is primarily located at ground level and below, and any future proposal to change the facility would be subject to outline plan approval. As such, I do not consider that any amendment to the designation conditions is required. I therefore recommend that the Road Metals³⁵ submission point be rejected.

³⁰ DPR-0015.001 T Beaumont

³¹ DPR-0029.001 A Charles

³² DPR-0262.001 H & J Sandison

³³ DPR-0015.001 T Beaumont

³⁴ DPR-0029.001 A Charles

³⁵ DPR-0057.003 Road Metals

Recommendations and amendments

11.57 I recommend, for the reasons given above, that the Hearings Panel amend the conditions of SDC-124, SDC-191 and SDC-194 as shown in **Appendix 2** to provide a level of amenity for surrounding residential activities consistent with an un-designated site.

11.58 The amendments recommended to SDC-124, SDC-191 and SDC-194 are set out in a consolidated manner in **Appendix 2**.

11.59 It is recommended that submission points are accepted, accepted in part or rejected as shown in **Appendix 1**.

11.60 The scale of change does not require a separate s171 evaluation.

Other submission points relating to SDC designations

Introduction

11.61 This section responds to the submission points relating to Selwyn District Council designations that are not addressed above.

SDC-27 Armack Dr (W) Wards Rd PS

11.62 One submission point was received in relation to this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0318	S Chaney	001	Neither Support Nor Oppose	Not specifically stated.

Analysis

11.63 S Chaney³⁶ submits that the site is no longer used for water supply purposes, and that all associated infrastructure has been removed. As a consequence, they consider that the designation should be removed. Council's Asset Manager Water has confirmed that the site is no longer in use for water supply purposes, and that it is unlikely to be recommissioned. As such, I recommend that the submission point be accepted and the designation be removed.

Recommendations and amendments

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

- delete SDC-27 Armack Dr (W) Wards Rd PS as shown in **Appendix 2**, as the land is no longer required for the designated purpose; and
- make all necessary consequential amendments to designation numbering for all subsequent SDC designations included in the PDP.

11.65 It is recommended that the submission point is accepted as shown in **Appendix 1**.

³⁶ DPR-0318.001 S Chaney

SDC-114 Leeston (S) Lake Road Wastewater Pump Station

11.66 One submission point was received in relation to the boundaries of this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0023	H Mercer	001	Oppose In Part	Amend boundary of SDC-114 such that it does not affect clear and safe entry and exit from and to 42 Leeston and Lake Road.

Analysis

11.67 H Mercer³⁷ requests that the boundary of SDC-114 be amended so that it does not affect clear and safe access to 42 Leeston and Lake Road, Leeston. The planning maps show the designated area extending over the vehicle crossing for 42 Leeston and Lake Road, as shown in Figure 3 below.

Figure 3 – Location of SDC-114 in relation to 42 and 65 Leeston and Lake Road, Leeston



11.68 I agree that the designation should not affect clear and safe access to 42 Leeston and Lake Road, and therefore recommend that the submission point be accepted and the designated area amended to avoid the area of conflict. Council's Asset Manager Water has advised that this is acceptable.

Recommendations and amendments

11.69 I recommend, for the reasons given above, that the Hearings Panel amend the area of SDC-114, so that it does not affect clear and safe access to 42 Leeston and Lake Road, Leeston.

11.70 The amendments recommended to SDC-114 are set out in a consolidated manner in **Appendix 2**.

³⁷ DPR-0023.001 H Mercer

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

11.72 The scale of change does not require a separate s171 evaluation.

SDC-189 Weedons Domain

11.73 Two submission points were received in relation to this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0489	C Hill	001	Neither Support Nor Oppose	Not specified
DPR-0490	WCC	001	Support	Retain as notified

Analysis

11.74 C Hill³⁸ provided a blank submission, and staff were unable to contact them to obtain additional information. I therefore recommend that the submission point be rejected.

11.75 WCC³⁹ requests that the designation be retained as notified. In light of my recommendations elsewhere in this report in relation to SDC-189, I recommend that the submission point be accepted in part.

Recommendation

11.76 I recommend, for the reasons given above, that the Hearings Panel retain SDC-189 Weedons Domain as notified, except where changes are recommended elsewhere in this report.

11.77 I recommend that submission points are either accepted or rejected as shown in **Appendix 1**.

SDC-196 West Melton Domain

11.78 Four submission points were received in relation to this designation.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0185	R & S Nesbitt	001	Neither Support Nor Oppose	Amend the position of the tennis courts and associated buildings so that there will be no adverse effects from having these courts near the submitters property which appears to be 1183 West Coast Road, West Melton.
DPR-0185	R & S Nesbitt	002	Neither Support Nor Oppose	Request that the pole height should be well below the current level of the shelter belt and not be visible from the property.
DPR-0185	R & S Nesbitt	003	Neither Support Nor Oppose	Request lighting be positioned so they are not visible from the property and there is no glare on to the property.
DPR-0185	R & S Nesbitt	004	Neither Support	Request tennis courts be placed far enough from the property to avoid noise disturbance on property (which appears to be 1183 West Coast

³⁸ DPR-0489.001 C Hill

³⁹ DPR-0490.001 WCC

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
			Nor Oppose	Road, West Melton). Request Council build a boundary wall to act as a sound barrier and for security.

Analysis

11.79 R & S Nesbitt⁴⁰ have made several requests in relation to West Melton Domain. These all relate to the internal layout, which I consider is a matter for detailed outline plans to address rather than general conditions of the designation. I therefore recommend that the submission points be rejected.

Recommendation

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

11.81 It is recommended that the submission points are rejected as shown in **Appendix 1**.

12. Transpower – TPR1, TPR-2, TPR-3, TPR-4

Introduction

12.1 This section responds to the submission points relating to Transpower designations.

Submissions

12.2 Four submissions points were received in relation to Transpower designations.

TPR-1 Coleridge Outdoor Switchyard

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0446	Transpower	127	Support	Retain as notified

TPR-2 Arthurs Pass Substation

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0446	Transpower	128	Support	Retain as notified

TPR-3 Castle Hill Substation

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0446	Transpower	129	Support	Retain as notified

TPR-4 Hororata Substation

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0446	Transpower	130	Support	Retain as notified

⁴⁰ DPR-0185.001, DPR-0185.002, DPR-0185.003, DPR-0185.004 R & S Nesbitt

Analysis

- 12.3 Transpower⁴¹ requests that their four designations be retained as notified. On the basis that no changes are requested, I recommend that the submission points be accepted.

Recommendation

- 12.4 I recommend, for the reasons given above, that the Hearings Panel retain the designations TPR-1, TPR-2, TPR-3 and TPR-4 as notified.
- 12.5 It is recommended that submission points accepted as shown in **Appendix 1**.

13. Waka Kotahi New Zealand Transport Agency

Planning maps

Introduction

- 13.1 This section responds to the submission points relating to sites designated by Waka Kotahi New Zealand Transport Agency.

Submissions

- 13.2 Two submission points were received in relation to the designation overlay.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0375	WKNZTA	206	Designation Overlay	Support In Part	Amend Designation Overlay to correctly record the Waka Kotahi designations based on data provided by Waka Kotahi to the Selwyn District Council.
DPR-0375	WKNZTA	207	Designation Overlay	Support In Part	Retain state highway designations on Selwyn PDP maps, with mapping amendment: Differentiate designations which abut, intersect or overlap each other (e.g. by clearly labelling the designations, or by using different colours or shading).

Analysis

- 13.3 WKNZTA⁴² request that the designation overlay be amended to correctly record the Waka Kotahi designations based on data provided by Waka Kotahi to the Selwyn District Council. I consider that this is a necessary amendment to reflect changes in land ownership, and therefore recommend that it be accepted.
- 13.4 WKNZTA⁴³ also request that the designation overlay be amended to differentiate designations which abut, intersect or overlap each other, such as by clearly labelling the designations, or by using

⁴¹ DPR-0446.127, DPR-0446.128, DPR-0446.129, DPR-0446.130 Transpower

⁴² DPR-0375.206 WKNZTA

⁴³ DPR-0375.207 WKNZTA

different colours or shading. Designations are labelled on the planning maps, and the colours and shading used are specified in the National Planning Standards so are unable to be changed. I therefore recommend that the submission point be rejected.

Recommendations and amendments

- 13.5 I recommend, for the reasons given above, that the Hearings Panel amend the designation overlay be amended to correctly record the Waka Kotahi designations based on data provided by Waka Kotahi to the Selwyn District Council.
- 13.6 The amendments recommended to the designation overlay are set out in a consolidated manner in **Appendix 2**.
- 13.7 It is recommended that submission points are either accepted, accepted in part or rejected as shown in **Appendix 1**.
- 13.8 The scale of change does not require a separate s171 evaluation.

NZTA-1, NZTA-2, NZTA-3, NZTA-5 and NZTA-7

Introduction

- 13.9 This section responds to the submission points relating to NZTA-1, NZTA-2, NZTA-3, NZTA-5 and NZTA-7.

Submissions

NZTA-1 State Highway 1

- 13.10 One submission point received in relation to NZTA-1 State Highway 1.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0375	WKNZTA	191	Support In Part	Retain as notified.

NZTA-2 State Highway 73

- 13.11 One submission point was received in relation to NZTA-2 State Highway 73.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0375	WKNZTA	192	Support In Part	Retain as notified.

NZTA-3 State Highway 75

- 13.12 One submission point was received in relation to NZTA-3 State Highway 75.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0375	WKNZTA	193	Support In Part	Retain as notified.

NZTA-5 State Highway 77

- 13.13 One submission point was received in relation to NZTA-5 State Highway 77.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0375	WKNZTA	199	Support In Part	Retain as notified.

NZTA-7 Rakaia Commercial Vehicle Safety Centre

13.14 One submission point was received in relation to NZTA-7 Rakaia Commercial Vehicle Safety Centre.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0375	WKNZTA	205	Support In Part	Retain as notified.

Analysis

13.15 WKNZTA⁴⁴ requests that NZTA-1, NZTA2, NZTA3, NZTA-5 and NZTA-7 all be retained as notified. On the basis that no changes are requested, I recommend that the submission points be accepted.

Recommendation

13.16 I recommend, for the reasons given above, that the Hearings Panel retain NZTA-1, NZTA2, NZTA3, NZTA-5 and NZTA-7 as notified.

13.17 It is recommended that submission points are accepted as shown in **Appendix 1**.

NZTA-4 and NZTA-6

Introduction

13.18 This section responds to the submission points relating to NZTA-4 and NZTA-6.

Submissions

NZTA-4 State Highway 76 (Christchurch Southern Motorway)

13.19 Five submissions point were received in relation to NZTA-4 State Highway 76 (Christchurch Southern Motorway).

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0375	WKNZTA	194	Support In Part	Retain the same numbering system for the conditions relating to NZTA-4, as per the Board of Enquiry decision, dated 8 November 2013, to eliminate the potential for any confusion Refer to original submission for full decision requested.
DPR-0375	WKNZTA	195	Support In Part	Retain the updated wording referring to 'residential units', however ensure this change is applied consistently throughout the conditions. Refer to original submission for full decision requested.
DPR-0375	WKNZTA	196	Support In Part	Retain the updated ISO mechanical vibration and shock standard referred to in Condition 20.
DPR-0375	WKNZTA	197	Support	Retain the inclusion of the full name of the road-traffic noise standard in Condition 22.

⁴⁴ DPR-0375.191, DPR-0375.192, DPR-0375.193, DPR-0375.199, DPR-0375.205 WKNZTA

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0375	WKNZTA	198	Support In Part	Retain the reference to the full and correct name of 'Heritage New Zealand Pouhere Taonga' in the advice note to Conditions 32 and 33.

NZTA-6 State Highway 1 (Main South Road Four Laning)

13.20 Five submissions points were received in relation to NZTA-6 State Highway 1 (Main South Road Four Laning)

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
DPR-0375	WKNZTA	200	Support In Part	Retain the same numbering system for the conditions relating to NZTA-6, as per the Board of Enquiry decision, dated 8 November 2013, to eliminate the potential for any confusion. Refer to original submission for full decision requested.
DPR-0375	WKNZTA	201	Support In Part	Retain the updated wording referring to 'residential units', however ensure this change is applied consistently throughout the conditions, as follows: Conditions 13.6.a.i and ii: 6. Activity Specific Requirements - Construction Lighting a. The CEMP shall outline the methodologies that will be adopted to avoid, remedy, or mitigate the effects of construction lighting. This shall include: i. in areas adjacent to residences <u>residential units</u> , all security and construction lighting shall be installed so that it can be shielded, or directed to the required work area to minimise light spill, glare, and upward waste beyond the site so far as it is reasonably practical and to achieve compliance with relevant District Plan standards; and ii. careful consideration to the location of site offices to ensure there is no obtrusive lighting effects to nearby residences <u>residential units</u> ; and Condition 17.2.d: 17.2 The Construction Noise and Vibration Management Plan shall include, but need not be limited to, the following: d. Identification of affected dwellings <u>residential units</u> and other sensitive locations where noise and vibration criteria apply;
DPR-0375	WKNZTA	202	Support In Part	Retain the updated ISO mechanical vibration and shock standard referred to in Condition 20, as follows: 20. Construction vibration shall be measured in accordance with DIN 4150 3:1999 "Structural

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
				Vibration Part 3: Effects of vibration on structures ISO 4866:2010 – Mechanical vibration and shock. The construction vibration criteria for the purposes of the Construction Noise and Vibration Management Plan (SEMP 003) are:...
DPR-0375	WKNZTA	203	Support In Part	Retain the inclusion of the full name of the road-traffic noise standard in Condition 22, as follows: 'NZS 6806:2010 <u>Acoustics - Road-traffic noise - New and altered roads</u> '
DPR-0375	WKNZTA	204	Support In Part	Retain the reference to the full and correct name of 'Heritage New Zealand Pouhere Taonga' in the advice note to Conditions 32 and 33.

Analysis

- 13.21 WKNZTA⁴⁵ request that the condition numbering for each of NZTA-4 and NZTA-6 be amended to be consistent with that used by the Board of Enquiry decision. That numbering system is inconsistent with that used throughout the PDP, which would result in confusion for other plan users. I therefore recommend that the submission points be rejected.
- 13.22 WKNZTA⁴⁶ request that the updated wording referring to 'residential units' be retained but request that the Hearings Panel ensure this change is applied consistently throughout the conditions. I consider that this amendment would improve clarity for plan users and recommend that the submission points be accepted.
- 13.23 WKNZTA support the updating of the standard to be used to measure vibration in Condition 20 of NZTA-4 from *DIN 4150-3:1999 Structural Vibration Part 3: Effects of vibration on structures* to *ISO 4866:2010 – Mechanical vibration and shock*,⁴⁷ and request that Condition 20 of NZTA-6 also be amended for consistency⁴⁸. The use of *ISO 4866:2010* is a mandatory direction of the Planning Standards, and so I recommend that Condition 20 of NZTA-6 should be amended to match NZTA-4, in order to improve consistency between the designations and to comply with the Planning Standards.
- 13.24 WKNZTA⁴⁹ request that Conditions 22, 32 and 33 be retained as notified. As no amendments are requested, I recommend that these submission points be accepted.

Recommendations and amendments

- 13.25 I recommend, for the reasons given above, that the Hearings Panel amend the conditions of NZTA-4 and NZTA-6 to improve consistency between the designations and to comply with the Planning Standards.

⁴⁵ DPR-0375.194, DPR-0375.200 WKNZTA

⁴⁶ DPR-0375.195, DPR-0375.201 WKNZTA

⁴⁷ DPR-0375.196 WKNZTA

⁴⁸ DPR-0375.202 WKNZTA

⁴⁹ DPR-0375.197 DPR-0375.198 DPR-0375.203 DPR-0375.204 WKNZTA

13.26 The amendments recommended to NZTA-4 and NZTA-6 are set out in a consolidated manner in **Appendix 2**.

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

13.28 The scale of change does not require a separate s171 evaluation.

14. New designation requested by submitters – Jones Road / Hoskyns Road intersection

Introduction

14.1 This section responds to the submission points requesting a designation for public transport purposes and a grade-separated overbridge in the vicinity of the Jones Road / Hoskyns Road intersection in Rolleston.

Submissions

14.2 Five submissions points and 10 further submission points were received in relation to this designation.

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0374	RIHL	005	New	Neither Support Nor Oppose	Amend the planning maps so as to identify a designation for public transport purposes and a grade-separated overbridge in the vicinity of the Jones Road / Hoskyns Road intersection.
<i>DPR-0374</i>	<i>RIHL</i>	<i>FS254</i>	<i>New</i>	<i>Support In Part</i>	<i>Amend relief sought to include the following: <u>The purpose of the designation should be to undertake construction, maintenance, operation, use, and improvement of a transport interchange, including public transport facilities, a grade-separated overbridge and associated infrastructure. For the avoidance of doubt, the designation should not be for the purpose of providing for non-ancillary commercial activities that are more appropriately located within zoned commercial centres.</u></i>
<i>DPR-0375</i>	<i>WKNZTA</i>	<i>FS303</i>	<i>New</i>	<i>Support In Part</i>	<i>Further consideration is given to this matter.</i>
DPR-0374	RIHL	457	New	Neither Support Nor Oppose	Insert new designation as follows: <u>SDC-199 Jones/Hoskyns Transport Interchange</u> <u>Designation unique identifier: SDC-199</u> <u>Designation purpose: To undertake</u>

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
					<u>construction, maintenance, operation, use, and improvement of a transport interchange, including public transport facilities, a grade-separated overbridge and associated infrastructure</u> Site identifier: Jones Road/ Hoskyns Road corner. Lapse date: xxxxx Designation hierarchy under section 177 of the Resource Management Act: Primary Conditions: No Additional Information: No
DPR-0374	RIHL	FS255	New	Support	Amend relief sought to include the following: <u>The purpose of the designation should be to undertake construction, maintenance, operation, use, and improvement of a transport interchange, including public transport facilities, a grade-separated overbridge and associated infrastructure. For the avoidance of doubt, the designation should not be for the purpose of providing for non-ancillary commercial activities that are more appropriately located within zoned commercial centres.</u>
DPR-0375	WKNZTA	FS304	New	Support In Part	Further consideration is given to this matter.
DPR-0374	RIHL	458	New	Neither Support Nor Oppose	Amend the planning maps so as to identify a designation for public transport purposes and a grade-separated overbridge in the vicinity of the Jones Road / Hoskyns Road intersection.
DPR-0374	RIHL	FS256	New	Support	Amend relief sought to include the following: <u>The purpose of the designation should be to undertake construction, maintenance, operation, use, and improvement of a transport interchange, including public transport facilities, a grade-separated overbridge and associated infrastructure. For the avoidance of doubt, the designation should not be for the purpose of providing for non-ancillary commercial activities that are more appropriately located within zoned commercial centres.</u>

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
DPR-0375	WKNZTA	FS305	New	Support In Part	Further consideration is given to this matter.
DPR-0384	RIDL	005	New	Neither Support Nor Oppose	Amend the planning maps so as to identify a designation for public transport purposes and a grade-separated overbridge in the vicinity of the Jones Road / Hoskyns Road intersection.
DPR-0375	WKNZTA	FS419	New	Support In Part	Further consideration is given to this matter.
DPR-0384	RIDL	FS309	New	Support	Amend relief sought to include the following: <u>The purpose of the designation should be to undertake construction, maintenance, operation, use, and improvement of a transport interchange, including public transport facilities, a grade-separated overbridge and associated infrastructure. For the avoidance of doubt, the designation should not be for the purpose of providing for non-ancillary commercial activities that are more appropriately located within zoned commercial centres.</u>
DPR-0384	RIDL	491	New	Neither Support Nor Oppose	Insert new designation as follows: <u>SDC-199 Jones/Hoskyns Transport Interchange</u> <u>Designation unique identifier: SDC-199</u> <u>Designation purpose: To undertake construction, maintenance, operation, use, and improvement of a transport interchange, including public transport facilities, a grade-separated overbridge and associated infrastructure</u> <u>Site identifier: Jones Road/Hoskyns Road corner.</u> <u>Lapse date: xxxxx</u> <u>Designation hierarchy under section 177 of the Resource Management Act: Primary</u> <u>Conditions: No</u> <u>Additional Information: No</u>
DPR-0375	WKNZTA	FS306	New	Support In Part	Further consideration is given to this matter.
DPR-0384	RIDL	FS310	New	Support	Amend relief sought to include the following: <u>The purpose of the designation should be to undertake construction, maintenance, operation, use, and improvement</u>

Submitter ID	Submitter Name	Submission Point	Plan Reference	Position	Decision Requested
					<u>of a transport interchange, including public transport facilities, a grade-separated overbridge and associated infrastructure. For the avoidance of doubt, the designation should not be for the purpose of providing for non-ancillary commercial activities that are more appropriately located within zoned commercial centres.</u>

Analysis

- 14.3 RIHL and RIDL⁵⁰ each request that a designation be included in the PDP to undertake the construction, maintenance, operation, use, and improvement of a transport interchange, including public transport facilities, a grade-separated overbridge and associated infrastructure in the vicinity of the Jones Road / Hoskyns Road intersection in Rolleston.
- 14.4 Although there may be merit to the proposal, a designation can only be introduced once a notice of requirement has been received by the appropriate requiring authority. In this case it could be one or more of WKNZTA or The Council. No such notice of requirement has been received, and so I recommend that the submission points be rejected.

Recommendation

- 14.5 I recommend, for the reasons given above, that the Hearings Panel decline to insert the provisions as requested.
- 14.6 It is recommended that submissions and further submissions are rejected as shown in **Appendix 1**.

15. Conclusion

- 15.1 For the reasons set out in the Section 32AA evaluations and included throughout this report, I consider that the amended provisions will be efficient and effective in achieving the purpose of the RMA, the relevant objectives of this plan, other relevant statutory documents, and whether the works and designations are reasonably necessary for achieving the objectives of the requiring authority for which each designation is sought.

⁵⁰ DPR-0374.005, DPR-0374.457, DPR-0374.458 RIHL, DPR-0384.005, DPR-0384.491 RIDL