

Proposed Selwyn District Plan



Section 42A Report

Report on submissions and further submissions

Urban Growth

Ben Baird

30th July 2021

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List of submitters and further submitters addressed in this report

| Submitter ID | Submitter Name | Abbreviation |
|--------------|---|---------------------------|
| DPR-0032 | Christchurch City Council | CCC |
| DPR-0033 | Davina Louise Penny | |
| DPR-0044 | Xiaojiang Chen | |
| DPR-0125 | BE Faulkner | |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | Stewart Townsend & Fraser |
| DPR-0137 | Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd | Pinedale & Kintyre |
| DPR-0140 | Keith Jenkins | Jenkins |
| DPR-0142 | New Zealand Pork Industry Board | NZ Pork |
| DPR-0157 | Kevin & Bonnie Williams | The Williams |
| DPR-0160 | West Melton Three Ltd | |
| DPR-0162 | Kerry Millar - Millar's Machinery Limited | |
| DPR-0174 | GM & J Drinnan | |
| DPR-0176 | Brent Macaulay & Becky Reid | Macauley & Reid |
| DPR-0178 | Carey Manson | Manson |
| DPR-0180 | Peter & Christine Bond | The Bonds |
| DPR-0192 | Merf Ag Services Ltd & Matthew Reed | Merf Ag & Reed |
| DPR-0203 | M Springer | |
| DPR-0204 | JP Singh | |
| DPR-0205 | Lincoln University | |
| DPR-0206 | Urban Holdings Limited, Suburban Estates Limited & Cairnbrae Developments Limited | |
| DPR-0207 | Selwyn District Council | SDC or Council |
| DPR-0209 | Manmeet Singh | M Singh |
| DPR-0212 | Ellesmere Sustainable Agriculture Incorporated | ESAI |
| DPR-0215 | Winstone Aggregates | |
| DPR-0245 | Brendan Herries | |
| DPR-0246 | Craig Robertson | |
| DPR-0260 | Canterbury Regional Council (Environment Canterbury) | CRC |
| DPR-0282 | David Fletcher | |
| DPR-0298 | Trices Road Re-zoning Group | Trices Rd |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | Smith Boyd & Blanchard |
| DPR-0307 | William John & Helen Mary Bishop | |
| DPR-0342 | AgResearch Limited | AgResearch |
| DPR-0343 | Canterbury District Health Board | CDHB |
| DPR-0344 | Four Stars Development Ltd & Gould Developments Ltd | Four Stars & Gould |
| DPR-0347 | Richard Erskine & Trish Standfield | |
| DPR-0353 | Horticulture New Zealand | Hort NZ |
| DPR-0355 | Ellis Darusette | |
| DPR-0358 | Rolleston West Residential Limited | RWRL |
| DPR-0360 | West Melton District Residents Association Inc. | WMDRA |
| DPR-0361 | Rupert Jack Wright & Catherine Elizabeth Wright | The Wrights |
| DPR-0363 | Iport Rolleston Holdings Limited | IRHL |
| DPR-0365 | Stuart PC Limited | |
| DPR-0367 | Orion New Zealand Limited | Orion |
| DPR-0370 | Fonterra Limited | Fonterra |
| DPR-0371 | Christchurch International Airport Limited | CIAL |
| DPR-0373 | Foodstuffs South Island Limited & Foodstuffs (South Island) Properties Limited | Foodstuffs |
| DPR-0374 | Rolleston Industrial Holdings Limited | RIHL |

| Submitter ID | Submitter Name | Abbreviation |
|--------------|--|--------------------------|
| DPR-0375 | Waka Kotahi NZ Transport Agency | Waka Kotahi |
| DPR-0376 | Fox & Associates | |
| DPR-0378 | The Ministry of Education | MoE |
| DPR-0379 | Jill Thomson | |
| DPR-0381 | Coleridge Downs Limited | |
| DPR-0384 | Rolleston Industrial Developments Limited | RIDL |
| DPR-0392 | CSI Property Limited | |
| DPR-0397 | Survus Consultants Ltd | |
| DPR-0399 | Gulf Central Properties Ltd & Apton Developments Ltd | Gulf Central & Apton |
| DPR-0405 | Franco Farms Limited | |
| DPR-0407 | Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird) | Forest & Bird |
| DPR-0408 | Urban Estates No. 21 Limited | |
| DPR-0411 | Hughes Developments Limited | |
| DPR-0412 | Hughes Developments | |
| DPR-0413 | Blakes Road Kingcraft Group | |
| DPR-0414 | Kāinga Ora - Homes & Communities | Kāinga Ora |
| DPR-0415 | Fulton Hogan Limited | |
| DPR-0417 | Jenny Fisher, Graham & Racquel Drayton, John & Fiona Kipping, David & Elizabeth Whiten | |
| DPR-0422 | Federated Farmers of New Zealand - North Canterbury | NCFF |
| DPR-0431 | Lance Roper | |
| DPR-0432 | Birchs Village Limited | |
| DPR-0434 | Lincoln University | |
| DPR-0443 | GW Wilfield Ltd | |
| DPR-0446 | Transpower New Zealand Limited | Transpower |
| DPR-0448 | New Zealand Defence Force | NZDF |
| DPR-0450 | Lance Roper | |
| DPR-0452 | Matthew Keen | |
| DPR-0453 | Midland Port, Lyttelton Port Company Limited | LPC |
| DPR-0456 | Four Stars Development & Gould Developments Ltd | Four Stars & Gould |
| DPR-0460 | Marama Te Wai Ltd | |
| DPR-0461 | Dunweavin 2020 Ltd | Dunweavin |
| DPR-0481 | Graeme and Virginia Adams | |
| DPR-0486 | Coleridge Downs Limited | |
| DPR-0488 | Dally Family Trust and Julia McIlraith | Dally Family & McIlraith |
| DPR-0491 | Paul and Sue Robinson | The Robinsons |
| DPR-0492 | Kevler Development Ltd | Kevler Development |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | Gallina & Heinz-Wattie |
| DPR-0510 | Greg Tod | |
| DPR-0519 | Dee-Ann Bolton | |
| DPR-0522 | Stephen Joy | |
| DPR-0528 | Nicole and Ben Schon | |
| DPR-0537 | Stephen Lycett | |
| DPR-0548 | Debbie & Andrew Maples | |
| DPR-0562 | Richard Bolton | |
| DPR-0565 | Shelley Street Holdings Ltd | |
| DPR-0574 | Macrocarpa Supplies Limited | |
| DPR-0575 | Makz Trailers Limited | |
| DPR-0577 | Southern Horticultural Products Ltd | |

| Submitter ID | Submitter Name | Abbreviation |
|--------------|--|--------------|
| DPR-0578 | Elene (Helen) Anderson | |
| DPR-0580 | Kersey Park Limited | |
| DPR-0582 | Andrew and Debbie Maples | |
| DPR-0584 | Barron Family Trust | |
| DPR-0587 | Lloyd Bathurst | |
| DPR-0588 | Michael House | |
| DPR-0589 | Richard George Barratt | |
| DPR-0590 | Margaret Elizabeth Barratt | |
| DPR-0594 | Andrew and Amanda Diehl | |
| DPR-0599 | David Anthony and Julie-Ann Somerfield | |

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

Abbreviations

Abbreviations used throughout this report are:

| Abbreviation | Full Text |
|--------------------|---|
| CRPS | Canterbury Regional Policy Statement 2013 |
| IMP | Mahaanui Iwi Management Plan 2013 |
| 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 s42A of the RMA in relation to the Urban Growth Chapter and associated Urban Growth Overlay (UGO) 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 the evaluation undertaken by myself as the planning author. In preparing this report I have had regard to the s42A report on Strategic Directions prepared by Mr Love, the Overview s42A report that addresses the higher order statutory planning and legal context, also prepared by Mr Love, and the Part 1 s42A report prepared by Ms Jessica Tuilaepa.
- 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 Benjamin Moffat Baird. I am employed by the Council as a Policy Analyst within the Strategy and Policy Team. My qualifications include a Bachelor's of Science in Economics from the University of Canterbury and Masters of Environmental Policy in Planning from Lincoln University. I am an Intermediate member of the NZPI.
- 2.2 I have 6.5 years' experience as a resource management planner, with this work including work within the Christchurch Replacement District Plan, including s42A report writing. I have also been involved in the development of various baseline and preferred option reports within the PDP process, from Hazardous Substances, Temporary Activities, Maori Purpose, Earthworks, as well as the development of the Urban Growth Chapter. I am also involved in the Greater Christchurch response to the National Policy Statement on Urban Development (NPS-UD), as well as the previous development of Our Space.
- 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 considers the submissions and further submissions that were received in relation to the Urban Growth Chapter.
- 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. 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 New Zealand coastal policy statement, 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 IMP.
- 4.2 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 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](#); and
 - [Urban Growth](#)

National Policy Statement on Urban Development

- 4.4 The National Policy Statement on Urban Development (NPS-UD) recognises the national significance of urban environments and provides direction on planning for urban environments through establishing well-functioning urban environments.
- 4.5 While Council is identified as a Tier 1 local authority, the Tier 1 urban environment referred to in Table 1 of the NPS-UD is Christchurch. For the application of the NPS-UD, the urban environment is

¹ Section 74 RMA

considered to explicitly relate to the Greater Christchurch Region, as shown on Map A within Chapter 6 of the CRPS, and in Appendix 2. The NPS-UD provides policy direction on the whole district.

- 4.6 The Council is working collaboratively through the Greater Christchurch Partnership to meet the requirements of the NPS-UD.

National Planning Standards

- 4.7 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. The Urban Growth Chapter forms a key component of general district-wide matters that set the policy approach for township growth and settlement patterns across the district and these support the Strategic Objectives.
- 4.8 The Planning Standards provide several options for managing spatial location of growth, including through a zone, overlay, or precinct. The [Urban Growth S32](#) provides an evaluation of why an overlay approach was used.

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 There were 501 submission points received in relation to the Urban Growth Chapter. The common themes of the submissions were around the integration with the NPS-UD, the issues raised in the s32 report, and general approach of the chapter. There were 2,333 further submission points.

Structure of this report

- 6.2 The report first discusses definitions and then addresses the higher order framework that affect the whole chapter, followed by the provisions within the PDP, and new overlay areas.
- 6.3 The assessment of submissions generally follows the following format: Submission Information; Analysis; and Recommendation and Amendments. Where an amendment is recommended the applicable s32AA assessment will follow on from the Recommendations section for that issue.

7. Definitions relating to urban growth

Introduction

- 7.1 The following definitions are Council defined terms that primarily assist in interpretation of the Urban Growth Chapter. The following terms are discussed:
- a. Development Capacity;
 - b. Feasible;
 - c. Greater Christchurch;
 - d. Greenfield Development;

- e. Housing Bottom Lines;
- f. Intensification;
- g. Net Density;
- h. Public Transport Facilities;
- i. Rural Residential Activities; and
- j. Versatile Soils.

Definition of Development Capacity

Submissions

7.2 Four submission points and eighteen further submission points were received in relation to the definition of 'Development Capacity'.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|------------------------|------------------|-----------------|--|
| DPR-0358 | RWRL | 016 | Support | Retain as notified |
| DPR-0157 | The Williams | FS354 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS428 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS385 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin | FS433 | Support In Part | Accept submission in part |
| DPR-0492 | Kevler Development | FS363 | Support | Accept submission in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS409 | Support In Part | Accept the submission in part. |
| DPR-0363 | IRHL | 015 | Support | Retain as notified |
| DPR-0157 | The Williams | FS674 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS599 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS552 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin | FS592 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0492 | Kevler Development | FS207 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS843 | Support In Part | Accept the submission in part. |
| DPR-0374 | RIHL | 021 | Support | Retain as notified |
| DPR-0157 | The Williams | FS488 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS856 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS703 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin | FS735 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0492 | Kevler Development | FS051 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS612 | Support In Part | Accept the submission in part. |
| DPR-0384 | RIDL | 023 | Support | Retain as notified |

Analysis

- 7.3 RWRL, IRHL, RIHL, and RIDL² sought the definition to be retained as notified. This support is noted and I recommend that all submission points be accepted.

Recommendation

- 7.4 I recommend, for the reason given above, that the Hearings Panel retain the provisions as notified.
- 7.5 It is recommended that the submission and further submission points are either accepted as shown in **Appendix 1**.

Definition of Feasible

Submissions

- 7.6 Four submission points and eighteen further submission points were received in relation to the definition of 'Feasible'.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|------------------------|------------------|-----------------|--|
| DPR-0358 | RWRL | 020 | Support | Retain as notified |
| DPR-0157 | The Williams | FS358 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS432 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS389 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin | FS437 | Support In Part | Accept submission in part |
| DPR-0492 | Kevler Development | FS367 | Support | Accept submission in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS413 | Support In Part | Accept the submission in part. |
| DPR-0363 | IRHL | 019 | Support | Retain as notified |
| DPR-0157 | The Williams | FS678 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS603 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS556 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin | FS596 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0492 | Kevler Development | FS211 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS839 | Support In Part | Accept the submission in part. |
| DPR-0374 | RIHL | 025 | Support | Retain as notified |
| DPR-0157 | The Williams | FS492 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS860 | Support In Part | Accept the submission in part |

² DPR-0358.016, DPR-0363.015, DPR-0374.021, and DPR-0384.023

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|------------------------|------------------|-----------------|--|
| DPR-0298 | Trices Rd | FS707 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin | FS739 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0492 | Kevler Development | FS055 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS616 | Support In Part | Accept the submission in part. |
| DPR-0384 | RIDL | 027 | Support | Retain as notified |

Analysis

7.7 RWRL, IRHL, RIHL, and RIDL³ sought the definition to be retained as notified. This support is noted and I recommend that all submission points be accepted.

Recommendation

7.8 I recommend, for the reason given above, that the Hearings Panel retain the provisions as notified.

7.9 It is recommended that the submission and further submission points are either accepted as shown in **Appendix 1**.

Definition of Greater Christchurch

Submissions

7.10 One submission point and no further submission points were received in relation to the definition of 'Greater Christchurch'.

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|----------------|------------------|----------------------|-----------------|--|
| DPR-0379 | Jill Thomson | 025 | Greater Christchurch | Support In Part | Add a map defining area within 'Greater Christchurch'. |

Analysis

7.11 Jill Thomson⁴ seeks a map to be added to the definition to help users understand when an activity could be within the area defined as Greater Christchurch rather than needing to refer the CRPS. An indicative map would provide benefit to users in understanding what the Greater Christchurch area is and I recommend that the submission point be accepted.

Recommendation and amendments

7.12 I recommend, for the reason above, that the Hearings Panel:

³ DPR-0358.020, DPR-0363.019, DPR-0374.025, and DPR-0384.027

⁴ DPR-0379.025

a. Amend the definition of Greater Christchurch to include a map of the defined area.

7.13 The amendments recommended to the Greater Christchurch definition in the PDP is also set out in a consolidated manner in **Appendix 2**.

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

7.15 The scale of change does not require a s32AA evaluation.

Definition of Greenfield Development

Submissions

7.16 Four submission points and eighteen further submission points were received in relation to the definition of 'Greenfield Development'.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|------------------------|------------------|-----------------|--|
| DPR-0358 | RWRL | 024 | Oppose | Delete as notified |
| DPR-0157 | The Williams | FS362 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS436 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS393 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin | FS441 | Support In Part | Accept submission in part |
| DPR-0492 | Kevler Development | FS371 | Support | Accept submission in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS417 | Support In Part | Accept the submission in part. |
| DPR-0363 | IRHL | 023 | Oppose | Delete as notified |
| DPR-0157 | The Williams | FS682 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS607 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS560 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin | FS600 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0492 | Kevler Development | FS154 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS835 | Support In Part | Accept the submission in part. |
| DPR-0374 | RIHL | 029 | Oppose | Delete as notified |
| DPR-0157 | The Williams | FS496 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS864 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS711 | Support In Part | Accept submission in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|------------------------|------------------|-----------------|--|
| DPR-0461 | Dunweavin | FS743 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0492 | Kevler Development | FS059 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS620 | Support In Part | Accept the submission in part. |
| DPR-0384 | RIDL | 031 | Oppose | Delete as notified |

Analysis

7.17 RWRL, IRHL, RIHL, and RIDL⁵ seek that this definition is deleted. This is because the NPS-UD enables greenfield development beyond the land within Map A of Chapter 6 of the CRPS, as the definition outlines. The NPS-UD enables the ability for plan changes to proceed beyond areas identified as a Greenfield Priority Area, however, councils are still required to identify greenfield areas as their response to the NPS-UD and the appropriate method is through the CRPS. However, the definition is no longer specifically referenced in the Urban Growth Chapter, nor throughout the PDP. Therefore, the definition can be deleted and I recommend that the submission point be accepted.

Recommendation and amendments

7.18 I recommend, for the reason above, that the Hearings Panel:

a. Delete the definition of Greenfield Development.

7.19 The deletion of the definition of Greenfield Development in the PDP is also set out in a consolidated manner in **Appendix 2**.

7.20 It is recommended that the submission and further submission points are accepted as shown in **Appendix 1**.

7.21 The scale of change does not require a s32AA evaluation.

Definition of Housing Bottom Lines

Submissions

7.22 Four submission points and twenty further submission points were received in relation to the definition of 'Housing Bottom Lines'.

⁵ DPR-0358.024, DPR-0363.023, DPR-0374.029, and DPR-0384.031

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-----------------------------|------------------|-----------------|---|
| DPR-0358 | RWRL | 028 | Support In Part | Amend as follows: The minimum number of households identified in the CRPS required to ensure there is sufficient development capacity available to meet demand, as it is defined in the NPS-UD . |
| DPR-0157 | The Williams | FS366 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS440 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS397 | Support In Part | Accept submission in part |
| DPR-0411 | Hughes Developments Limited | FS007 | Support | Allow by deleting Housing bottom lines from the Definitions |
| DPR-0414 | Kāinga Ora | FS092 | Support | Not specified |
| DPR-0461 | Dunweavin | FS445 | Support In Part | Accept submission in part |
| DPR-0492 | Kevler Development | FS375 | Support | Accept submission in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS421 | Support In Part | Accept the submission in part. |
| DPR-0363 | IRHL | 027 | Support In Part | Amend as follows: The minimum number of households identified in the CRPS required to ensure there is sufficient development capacity available to meet demand, as it is defined in the NPS-UD . |
| DPR-0157 | The Williams | FS686 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS611 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS564 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin | FS604 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0492 | Kevler Development | FS219 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS831 | Support In Part | Accept the submission in part. |
| DPR-0374 | RIHL | 033 | Support In Part | Amend as follows: The minimum number of households identified in the CRPS required to ensure there is sufficient development capacity available to meet demand, as it is defined in the NPS-UD . |
| DPR-0157 | The Williams | FS500 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS868 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS715 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin | FS747 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0492 | Kevler Development | FS063 | 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 & Heinz-Wattie | FS624 | Support In Part | Accept the submission in part. |
| DPR-0384 | RIDL | 035 | Support In Part | Amend as follows: The minimum number of households identified in the CRPS required to ensure there is sufficient <u>development capacity</u> available to meet demand, as it is defined in the NPS -UD. |

Analysis

7.23 RWRL, IRHL, RIHL, and RIDL⁶ seek an amendment to the definition, changing the wording ‘identified in the CRPS’ to ‘required’. The submission points state that as the CRPS does not currently refer to housing bottom lines, the wording is inappropriate. The wording ‘Housing Bottom Lines’ was introduced in the NPS-UD, being a change from the previous NPS-UDC wording of ‘Housing Targets’. Housing Targets were added to the CRPS in 25th July 2019 following the adoption of the Future Development Strategy ‘Our Space’. Housing Bottom Lines will be introduced to the CRPS when they are ready and these are then reflected in Policy 13. Therefore, a definition is still appropriate. I recommend that the submission points are rejected.

Recommendation and amendments

7.24 I recommend, for the reason above, that the Hearings Panel:

- a. Amend the definition of Housing Bottom Lines to include reference to Housing Targets to improve clarity.

7.25 The amendments recommended to the Housing Bottom Lines definition in the PDP is also set out in a consolidated manner in **Appendix 2**.

7.26 It is recommended that the submission and further submission points are accepted in part as shown in **Appendix 1**.

7.27 The scale of change does not require a s32AA evaluation.

Definition of Intensification

Submissions

7.28 One submission point and two further submission points were received in relation to the definition of ‘Intensification’.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|----------------|------------------|-----------------|--|
| DPR-0422 | NCFF | 058 | Support In Part | Request Council reviews the definition and renames 'urban intensification' or 'housing density intensification'. |
| DPR-0407 | Forest & Bird | FS090 | Support | Accept |

⁶ DPR-0358.028, DPR-0363.027, DPR-0374.033, and DPR-0384.035

| | | | | |
|----------|------------|-------|--------|---------------|
| DPR-0414 | Kāinga Ora | FS074 | Oppose | Not specified |
|----------|------------|-------|--------|---------------|

Analysis

- 7.29 NCFF⁷ seek a renaming of the definition to clearly delineate from general land use intensification including rural land intensification. The term is used throughout the Urban Growth Chapter in reference to urban intensification and therefore renaming it 'urban intensification' is appropriate. I recommend that the submission point be accepted.

Recommendation and amendments

- 7.30 I recommend, for the reason above, that the Hearings Panel:
- a. Amend the definition term of Intensification to Urban Intensification to improve clarity.
- 7.31 The amendments recommended to the Intensification definition in the PDP is also set out in a consolidated manner in **Appendix 2**.
- 7.32 Consequential amendments are required and these are set out in a consolidated manner in **Appendix 2**.
- 7.33 It is recommended that the submission and further submission points are either accepted, or rejected as shown in **Appendix 1**.
- 7.34 The scale of change does not require a s32AA evaluation.

Definition of Net Density

Submissions

- 7.35 Five submission points and twenty further submission points were received in relation to the definition of 'Net Density'.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|------------------------|------------------|-----------------|---|
| DPR-0358 | RWRL | 032 | Support | Retain as notified |
| DPR-0157 | The Williams | FS370 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS444 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS401 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin | FS449 | Support In Part | Accept submission in part |
| DPR-0492 | Kevler Development | FS379 | Support | Accept submission in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS425 | Support In Part | Accept the submission in part. |
| DPR-0363 | IRHL | 031 | Support | Retain as notified |
| DPR-0157 | The Williams | FS690 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS615 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS568 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin | FS608 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |

⁷ DPR-0422.058

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-----------------------------|------------------|-----------------|--|
| DPR-0492 | Kevler Development | FS223 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS854 | Support In Part | Accept the submission in part. |
| DPR-0374 | RIHL | 037 | Support | Retain as notified |
| DPR-0157 | The Williams | FS504 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS872 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS719 | Support In Part | Accept submission in part |
| DPR-0411 | Hughes Developments Limited | FS008 | Oppose | Disallow |
| DPR-0461 | Dunweavin | FS751 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0492 | Kevler Development | FS067 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS628 | Support In Part | Accept the submission in part. |
| DPR-0384 | RIDL | 039 | Support | Retain as notified |
| DPR-0422 | NCFF | 069 | Oppose | Delete definition in its entirety. |
| DPR-0407 | Forest & Bird | FS094 | Oppose | Reject the submission |

Analysis

- 7.36 RWRL, IRHL, RIHL, and RIDL⁸ have sought to have the provision retained as notified. This support is noted and I recommend that these submission points are accepted.
- 7.37 NCFF⁹ have sought that this definition is deleted, as this could inadvertently capture rural properties. This definition is taken from the CRPS and relates to the Greater Christchurch area and urban development and assists with greenfield development within the Greater Christchurch area of Selwyn. Currently, the definition is not used in any rural context within the PDP nor is it intended to be used within that context. Therefore, this definition should be retained and I recommend that the submission point is rejected.

Recommendation

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

Definition of Public Transport Facilities

Submissions

⁸ DPR-0358.032, DPR-0363.031, DPR-0374.037, and DPR-0384.039

⁹ DPR-0422.069

7.40 Four submission points and eighteen further submission points were received in relation to the definition of 'Public Transport Facilities'.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|------------------------|------------------|-----------------|--|
| DPR-0358 | RWRL | 046 | Support | Retain as notified |
| DPR-0157 | The Williams | FS383 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS458 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS415 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin | FS463 | Support In Part | Accept submission in part |
| DPR-0492 | Kevler Development | FS393 | Support | Accept submission in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS439 | Support In Part | Accept the submission in part. |
| DPR-0363 | IRHL | 045 | Support | Retain as notified |
| DPR-0157 | The Williams | FS704 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS629 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS582 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin | FS622 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0492 | Kevler Development | FS237 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS816 | Support In Part | Accept the submission in part. |
| DPR-0374 | RIHL | 051 | Support | Retain as notified |
| DPR-0157 | The Williams | FS518 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS886 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS733 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin | FS765 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0492 | Kevler Development | FS081 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS642 | Support In Part | Accept the submission in part. |
| DPR-0384 | RIDL | 053 | Support | Retain as notified |

Analysis

7.41 RWRL, IRHL, RIHL, and RIDL¹⁰ sought the definition to be retained as notified. This support is noted and I recommend that these submission points are accepted.

Recommendation

7.42 I recommend, for the reason given above, that the Hearings Panel retain the provisions as notified.

7.43 It is recommended that the submission and further submission points are either accepted or accepted in part as shown in **Appendix 1**.

¹⁰ DPR-0358.046, DPR-0363.045, DPR-0374.051, and DPR-0384.053

Definition of Rural Residential Activities

Submissions

- 7.44 One submission point and one further submission point was received in relation to Rural Residential Activities.

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|----------------|------------------|------------------------------|----------------|--------------------|
| DPR-0371 | CIAL | 012 | Rural Residential Activities | Oppose In Part | Not specified. |
| DPR-0353 | Hort NZ | FS077 | Rural Residential Activities | Oppose | Reject |

Analysis

- 7.45 CIAL¹¹ state it is unclear how residential activities and rural residential activities fit together and seeks further clarification. The key concern is how this definition fits with GRUZ-SCHED2 that sets out the minimum net site sizes.
- 7.46 The definition is from the CRPS and relates to the Greater Christchurch Area. The definition specifically relates to CRPS Policy 6.3.9 where rural residential development can only be provided through an adopted rural residential development strategy. The definition only relates to the Urban Growth Chapter and is referenced when discussing residential growth within the Greater Christchurch Area.
- 7.47 Rural residential activities are identified as Large Lot Residential within the PDP, if previously zoned. If land within the Rural Residential Strategy is not currently zoned for Large Lot Residential then it is identified within the Urban Growth Overlay. This land then has policy support when seeking a rezoning to have an average density of 1-2 hh/ha.
- 7.48 As the definition is from the CRPS and supports the identification of rural residential activities on land within the adopted Rural Residential Strategy, it should be retained. I recommend that this submission point is rejected.

Recommendation

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

Definition of Versatile Soils

Submissions

¹¹ DPR-0371.012

7.51 Three submission points and three further submission points were received in relation to Versatile Soils.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|--|
| DPR-0142 | NZ Pork | 016 | Support | Retain as notified. |
| DPR-0353 | Hort NZ | 079 | Oppose | Amend as follows: <u>Land</u> classified as <u>Land</u> Use Capability I or II <u>or</u> <u>III</u> in the New Zealand <u>Land</u> Resource Inventory, <u>or as assessed by more detailed site mapping.</u> |
| DPR-0415 | Fulton Hogan Limited | FS022 | Oppose | Disallow the submission. |
| DPR-0422 | NCFF | 089 | Oppose | Delete as notified and replace with: <u>Soil versatility is a measure of what uses a soil is best suited to. Very versatile soils are suited to a wide range of uses – including cultivation and cropping which are very demanding on soil. Soil versatility considers:</u> <ul style="list-style-type: none"> - <u>the potential rooting depth of plants</u> - <u>how well the soil can withstand traffic (both vehicles and animals)</u> - <u>the potential loss of nutrients from the soil</u> - <u>the potential risk of erosion</u> - <u>the water deficit – whether there is enough water in the soil for plants soil drainage.</u> |
| DPR-0407 | Forest & Bird | FS098 | Support In Part | Accept the submission with amenders to align with the upcoming NPS for Highly Productive Land. |
| DPR-0481 | Graeme and Virginia Adams | FS018 | Support | Allow |

Analysis

- 7.52 NZPork¹² has sought the definition to be retained as notified. This support is noted. I recommend this submission point be accepted in part on the basis that I have recommended that the definition be amended.
- 7.53 HortNZ¹³ seeks Class III Land or land assessed by more detailed site mapping is also recognised as versatile soil, as it is valuable land to Selwyn growers. They support a system, and definition, that focuses on land rather than soil, as other factors should be considered that contribute to the versatility and productivity of land.
- 7.54 The current definition reflects the approach outlined in Chapter 15 of the CRPS. This relates to Class I and II only. The use of the term within the PDP is limited to the Urban Growth Chapter that requires versatile soil to be considered when plan changes seek the extension of township boundaries. Any extension of what is considered within the CRPS would be inconsistent with higher order documents and require more detailed work in order to identify it. However, the renaming of the definition to ‘Highly Productive Land’ is appropriate as it reflects the changing terminology anticipated in the NPS-

¹² DPR-0142.016

¹³ DPR-0353.079

HPL and recommended within the Strategic Directions s42A report. I recommend renaming the definition and that this submission point be accepted in part.

7.55 NCF¹⁴ state the use of the Land Use Capability classification is not an effective measure of versatile soils and suggests the adoption of the definition developed by Waikato District Council. The potential release of a NPS on Highly Productive Land will potentially require the CRPS and subsequently the district plans to change. MfE states the NPS-HPL could take effect in the second half of 2021.

7.56 The definition outlined by NCF could help inform the development of an appropriate measure of productive land when the NPS-HPL is released. Until then, the recommended approach is more consistent with current higher order documents. I recommend this submission point be rejected.

Recommendation and amendments

7.57 I recommend, for the reason above, that the Hearings Panel:

a. Amend the definition term of Versatile Soils to Highly Productive Land.

7.58 The amendments recommended to the Versatile Soils definition in the PDP is also set out in a consolidated manner in **Appendix 2**.

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

7.60 The scale of change does not require a s32AA evaluation.

8. Planning Standards

Introduction

8.1 The provisions of the PDP are to give effect to the Planning Standards. The discussion of Planning Standards and approaches to spatially identifying urban growth areas is outlined in the Urban Growth Chapter s32, section 6.1.

Submissions

8.2 There were four submission points and thirty-four further submission points.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|--|
| DPR-0414 | Kāinga Ora | 146 | Support In Part | Delete the Urban Growth Overlay and replace with a Future Urban Zone that acts as a transitional zone until the land is rezoned through a Plan Change for urban purposes in accordance with the National Planning Standards. |
| DPR-0136 | Stewart Townsend & Fraser | FS035 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS212 | Oppose In Part | Reject the submission in part |

¹⁴ DPR-0422.089

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-----------------------------|------------------|--------------------|---|
| DPR-0209 | M Singh | FS403 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Rd | FS172 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS052 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS198 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS036 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS568 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS192 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS083 | 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 | 435 | Oppose | Insert new Future Urban Zone. Refer to original submission for full decision requested, including attachments. |
| DPR-0136 | Stewart Townsend & Fraser | FS102 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS320 | Oppose In Part | Reject the submission in part |
| DPR-0209 | M Singh | FS265 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Rd | FS304 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS119 | Oppose | Reject submissions. |
| DPR-0358 | RWRL | FS170 | Oppose | Reject |
| DPR-0363 | IRHL | FS170 | Oppose | Reject |
| DPR-0374 | RIHL | FS170 | Oppose | Reject |
| DPR-0384 | RIDL | FS170 | Oppose | Reject |
| DPR-0461 | Dunweavin | FS381 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS102 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS692 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS359 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS196 | 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. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-----------------------------|------------------|-----------------|---|
| DPR-0414 | Kāinga Ora | 436 | Oppose | Delete the Urban Growth Overlay and replace with Future Urban Zone. Refer to original submission for full decision requested, including attachments. |
| DPR-0136 | Stewart Townsend & Fraser | FS103 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS321 | Oppose In Part | Reject the submission in part |
| DPR-0209 | M Singh | FS266 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Rd | FS305 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS120 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS383 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS103 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS693 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS360 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS197 | 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-0452 | Matthew Keen | 001 | Support In Part | Use the Urban Growth Overlay to define future areas for expansion. |

Analysis

- 8.3 Matthew Keen¹⁵ supports the use of an overlay. This support is noted and I recommend this submission point is accepted.
- 8.4 Kāinga Ora¹⁶ seeks the overlay is replaced with a Future Urban Zone. They consider the Future Urban Zone as more appropriate and consistent with the Planning Standards. This is because it better signals to the community where settlements are to grow.
- 8.5 The submission essentially seeks to rename the chapter from Urban Growth to Future Urban Zone. The Planning Standards, in Section 8 Zone Framework Standard, provides zone names and descriptions. It identifies several Special Purpose zones and describes a Future Urban Zone.
- 8.6 An overlay is the preferred approach, compared to a zone, development area overlay, or precinct for these reasons:
- An overlay enables the underlying land use zone provisions to continue;

¹⁵ DPR-0452.001

¹⁶ DPR-0414.146, DPR-0414.435, and DPR-0414.436

- b. The areas identified through the overlay do not carry the appropriate level of evidence and therefore certainty regarding its future urban use; and
 - c. Future Urban Areas zoned beyond what is within the CRPS is challenging.
- 8.7 Further, the Future Urban Zone, as drafted within the submission, does not replicate any of the underlying zone provisions that are currently enabled through the overlay approach.
- 8.8 The submission points do not provide the appropriate level of evidence required to provide certainty that these areas are suitable to change to a zone from an overlay. The areas identified in the overlay have not been through a s32 process with supporting evidence to justify rezoning. Areas have been identified through Area or Structure Plan work throughout the District, through an LGA process, as preferred areas for growth. Further, some areas are not planned for infrastructure within the Long Term Plan, precisely for this reason. The zone description, within the Planning Standards, states that urbanisation is a certainty, whereas the areas identified in the PDP are not.
- 8.9 The National Planning Standards, in Section 7 District-wide Matters Standard, point 38 states 'Any additional chapters to address other matters on a district-wide basis must be included alphabetically under the General district-wide matters heading'. Therefore the creation of an additional chapter is an appropriate method under the National Planning Standards.
- 8.10 For the reasons above, the overlay approach is appropriate and gives effect to the Planning Standards. Therefore, it is recommended that the submission points be rejected.

Recommendation

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

9. National Policy Statement on Urban Development

Introduction

- 9.1 This section discusses submission points relating to the NPS-UD specifically but discusses the NPS-UD more generally.

Submissions

- 9.2 There are seven submission points and 42 further submission points relating to this topic.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|--|
| DPR-0358 | RWRL | 323 | Oppose | Delete as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS144 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS062 | Support | Accept the submission to the extent that the UGO should not be the sole or principal with respect to the GRZ, and accept any other amendments consistent with our submission |
| DPR-0209 | M Singh | FS532 | Support In Part | Accept the submission in part |

| | | | | |
|----------|---------------------------------|-------|--------------------|---|
| DPR-0298 | Trices Rd | FS489 | Support In Part | Accept submission in part |
| DPR-0302 | Smith, Boyd & Blanchard | FS161 | Support In Part | Accept submissions in part. |
| DPR-0375 | Waka Kotahi | FS231 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0414 | Kāinga Ora | FS095 | Support In Part | Not specified |
| DPR-0461 | Dunweavin | FS025 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS142 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS348 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS512 | Oppose | Reject the submission and Amend the Proposed Selwyn District Plan to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0363 | IRHL | 312 | Oppose | Delete as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS172 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS068 | Support | Accept the submission to the extent that the UGO should not be the sole or principal with respect to the GRZ, and accept any other amendments consistent with our submission |
| DPR-0209 | M Singh | FS585 | Support | Accept the submission in part |
| DPR-0298 | Trices Rd | FS656 | Support In Part | Accept submission in part |
| DPR-0302 | Smith, Boyd & Blanchard | FS189 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS032 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS170 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS193 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO |
| DPR-0493 | Gallina & Heinz-Wattie | FS578 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0373 | Foodstuffs | 009 | Oppose | Amend the provisions in the Plan to include the strategic ability to enhance commercial development capacity and to give effect to the NPS on Urban Development. |
| DPR-0032 | CCC | FS045 | Oppose | Retain the existing wording of the policy. |

| | | | | |
|----------|---------------------------|-------|-----------------|---|
| DPR-0374 | RIHL | 006 | Oppose | Delete the Urban Growth Overlay as notified. Alternatively, the Urban Growth Overlay should only be identified and referred to as a priority area for urban zoning and development, rather than as an area to which urban zoning and development is generally confined. |
| DPR-0032 | CCC | FS061 | Oppose | <i>Retain the Urban Growth Overlay or include alternative provisions that give direction as to the location of urban development. Retain the existing wording of the overview, Policies 3 and 4, UG-R1 and UG-MAT1.</i> |
| DPR-0136 | Stewart Townsend & Fraser | FS218 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS478 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS838 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS693 | Support In Part | Accept submission in part |
| DPR-0302 | Smith, Boyd & Blanchard | FS234 | Support In Part | Accept submissions in part. |
| DPR-0443 | GW Wilfield Ltd | FS001 | Support | Allow the submission point in full. |
| DPR-0461 | Dunweavin | FS038 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS216 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS035 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO |
| DPR-0493 | Gallina & Heinz-Wattie | FS602 | Support In Part | Accept submission in part and Amend the Proposed District Plan to achieve consistency with the NPSUD with respect to responding to urban development proposals outside the UGO. |
| DPR-0374 | RIHL | 318 | Oppose | Delete as notified |
| DPR-0032 | CCC | FS063 | Oppose | <i>Retain the Urban Growth Overlay or include alternative provisions that give direction as to the location of urban development. Retain the existing wording of the overview, Policies 3 and 4, UG-R1 and UG-MAT1.</i> |
| DPR-0136 | Stewart Townsend & Fraser | FS220 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS592 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS840 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS807 | Support In Part | Accept submission in part |
| DPR-0302 | Smith, Boyd & Blanchard | FS236 | Support In Part | Accept submissions in part. |

| | | | | |
|----------|--------------------------|-------|-----------------|---|
| DPR-0461 | Dunweavin | FS040 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS218 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS037 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS716 | Support In Part | Accept submission in part and Amend the Proposed District Plan to achieve consistency with the NPSUD with respect to responding to urban development proposals outside the UGO. |
| DPR-0384 | RIDL | 006 | Oppose | Delete the Urban Growth Overlay as notified. Alternatively, the Urban Growth Overlay should only be identified and referred to as a priority area for urban zoning and development, rather than as an area to which urban zoning and development is generally confined. |
| DPR-0384 | RIDL | 330 | Oppose | Delete as notified |

Analysis

- 9.3 RWRL, IRHL, RIHL, and RIDL¹⁷ seek the chapter is deleted as notified. These points outline that the overlay does not give effect to the NPS-UD. The reason for this position is that the NPS-UD removes the need to identify an urban limit but rather rezoning is assessed through a framework, considering the merits of these requests.
- 9.4 Foodstuffs¹⁸, states that the PDP does not give effect to the NPS-UD as it restricts development outcomes and does not support choice, suitability and competition in the business land market.
- 9.5 The NPS-UD builds upon the requirements within the previous NPS-UDC but broadens its focus. The NPS-UD's Objective 1 seeks well-functioning, urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. This generally requires local authorities to take active steps to improve supply and affordability, monitor and collect robust evidence, and plan strategically a spatial response to the identified need.
- 9.6 The NPS-UD has changed what applications are considered and the outcomes sought. The CRPS directs the way development should occur. In summary, the objectives and policies in the CRPS are directive, stating that urban development should not occur outside of Map A, effectively an urban limit. The NPS-UD seeks that councils should review these type of policies relating to unplanned development and a hard urban limit without the ability to consider changes does not meet the requirements of the NPS-UD.
- 9.7 The Urban Growth Chapter outlines objectives and policies that provide a framework for identifying potential future urban (business and residential) growth. This includes areas to protect, as well as

¹⁷ DPR-0358.323, DPR-0363.312, DPR-0374.006, DPR-0374.318, DPR-0384.006, and DPR-0384.330

¹⁸ DPR-0373.009

preferred urban form that supports the township network. The policies then identify a hierarchy of preferred land based on work the Council has done. Preferred areas for growth within the Area Plan or Structure Plans for the townships are then identified within the overlay to support their re-zoning. These areas respond to the medium term growth need for the District. Need is largely informed by the capacity assessment work and other strategic work that seeks to provide choice and competition in both the housing and business market. Conversely, areas outside of what the Council has identified are not preferred as they do not support the Council's strategic approach and infrastructure planning. These areas clearly identify where development would be unanticipated. Therefore, these areas face a higher threshold, but are not precluded, in order to be re-zoned. The objectives and policies provide a framework for assessing the merits of these applications.

- 9.8 The NPS-UD requires councils to respond to an identified need and that this, through a Future Development Strategy, can be spatial (3.13 (2) (a) states that 'every FDS must spatially identify the broad locations in which development capacity will be provided ...). The CRPS still provides relevant context for interpretation but rather than effectively having an urban limit, the NPS-UD provides a framework or pathway for development to be considered outside of that. The CRPS and the PDP provides a clear framework of objectives and policies to consider this development. Therefore, it is recommended that these submission points be rejected.

Recommendation

- 9.9 I recommend, for the reason given above, that the Hearings Panel retain the provisions as notified.
- 9.10 It is recommended that the submissions and further submissions are rejected as shown in **Appendix 1**.

10. Overview

Introduction

- 10.1 This section discusses the Overview section of the Urban Growth Chapter. Generally, the overview section provides a background understanding of the chapter and its function. The overview section does not carry any statutory weight but rather acts as a description of the chapter.

Submissions

- 10.2 There are 27 submission points and 82 further submission points relating to the overview section.
- 10.3 One submission point DPR-0376.003 was originally coded as policy. Upon reading the submission, this should be dealt with in the Overview section. This submission point does not raise any additional changes to the overview as other submission points seek the same amendments.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|----------|---|
| DPR-0136 | Stewart Townsend & Fraser | 003 | Oppose | Amend UG-Overview as follows: The Selwyn District is a desirable place...This chapter also assists in ensuring there is enough <u>ample</u> urban development capacity... Ongoing urban development capacity...intensified or redeveloped <u>and by a responsive approach towards other rezoning</u> |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--------------------|------------------|-----------------|---|
| | | | | proposals which are in accordance with the <u>National Policy Statement - Urban Development 2020</u> . The Urban Growth Overlay... Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 RMA. |
| DPR-0032 | CCC | FS017 | Support In Part | Amend the UGO Overview as follows; "... there is at least sufficient urban development capacity ...". In all other respects the proposed plan not be amended as sought by the submitter. |
| DPR-0422 | NCFF | FS164 | Oppose | Disallow the submission point. Retain the policy as notified. |
| DPR-0137 | Pinedale & Kintyre | 003 | Oppose | Amend as follows: The Selwyn District is a desirable place...This chapter also assists in ensuring there is enough ample urban development capacity... Ongoing urban development capacity...intensified or redeveloped <u>and by a responsive approach towards other rezoning proposals which are in accordance with the National Policy Statement - Urban Development 2020.</u> |
| DPR-0032 | CCC | FS021 | Support In Part | Amend the UGO Overview as follows; "... there is at least sufficient urban development capacity ...". In all other respects the proposed plan not be amended as sought by the submitter. |
| DPR-0157 | The Williams | 004 | Oppose In Part | Amend the overview as follows: The Selwyn District is a desirable place...This chapter also assists in ensuring there is enough plentiful urban development capacity... Ongoing urban development capacity...intensified or redeveloped <u>and by a responsive approach towards rezoning proposals which are in accordance with the National Policy Statement– Urban Development 2020.</u> |
| DPR-0032 | CCC | FS041 | Oppose | Retain the existing wording of the policy. |
| DPR-0588 | Michael House | FS024 | Support | The proposed changes to the PDP objectives and policies to be accepted |
| DPR-0176 | Macaulay & Reid | 003 | Oppose | Amend the UG-Overview to read: The Selwyn District is a desirable place... This chapter also assists in ensuring there is enough ample urban development... Ongoing urban development capacity...intensified or redeveloped <u>and by a responsive approach towards other rezoning proposals which are in accordance with the</u> |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-----------------|------------------|-----------------|--|
| | | | | <p><u>National Policy Statement – Urban Development 2020.</u></p> <p>The Urban Growth Overlay... Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA.</p> |
| DPR-0246 | Craig Robertson | FS004 | Support In Part | <p><i>Support the submission subject to the rezoning proposal providing for appropriate integration and connectivity with residential development of my land.</i></p> |
| DPR-0178 | Carey Manson | 003 | Oppose | <p>Amend the UG-Overview to read: The Selwyn District is a desirable place... This chapter also assists in ensuring there is <u>enough ample</u> urban development... Ongoing urban development capacity intensified or redeveloped <u>and by a responsive approach towards other rezoning proposals which are in accordance with the National Policy Statement – Urban Development 2020.</u></p> <p>The Urban Growth Overlay... Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA.</p> |
| DPR-0032 | CCC | FS026 | Support In Part | <p><i>Amend the UGOverview as follows; "... there is at least sufficient urban development capacity ...". In all other respects the proposed plan not be amended as sought by the submitter.</i></p> |
| DPR-0180 | The Bonds | 002 | Oppose | <p>Amend the UG-Overview to read: The Selwyn District is a desirable place... This chapter also assists in ensuring there is <u>enough ample</u> urban development... Ongoing urban development capacity intensified or redeveloped <u>and by a responsive approach towards other rezoning proposals which are in accordance with the National Policy Statement – Urban Development 2020.</u></p> <p>The Urban Growth Overlay... Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA.</p> |
| DPR-0522 | Stephen Joy | FS002 | Oppose | <p><i>Deny the request.</i></p> <p><i>Refer to original further submission for full decision requested.</i></p> |
| DPR-0209 | M Singh | 004 | Oppose | <p>Amend the UG-Overview to read:</p> |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-------------------------|------------------|-----------------|--|
| | | | | <p>The Selwyn District is a desirable place... This chapter also assists in ensuring there is enough plenty of urban development... Ongoing urban development capacity intensified or redeveloped <u>and by a responsive approach towards other rezoning proposals which are in accordance with the National Policy Statement – Urban Development 2020.</u></p> <p>The Urban Growth Overlay... Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA.</p> |
| DPR-0032 | CCC | FS030 | Support In Part | Amend the UGO Overview as follows; "... there is at least sufficient urban development capacity ...". In all other respects the proposed plan not be amended as sought by the submitter. |
| DPR-0298 | Trices Rd | 007 | Oppose In Part | <p>Amend the UG-Overview to read:</p> <p>The Selwyn District is a desirable place... This chapter also assists in ensuring there is enough sufficient feasible urban development... Ongoing urban development capacity intensified or redeveloped <u>in accordance with the responsive approach directed by the National Policy Statement – Urban Development 2020.</u></p> |
| DPR-0032 | CCC | FS031 | Support In Part | Amend the UGO Overview as follows; "... there is at least sufficient urban development capacity ...". In all other respects the proposed plan not be amended as sought by the submitter. |
| DPR-0302 | Smith, Boyd & Blanchard | 003 | Oppose In Part | <p>Amend the UG-Overview to read:</p> <p>The Selwyn District is a desirable place... This chapter also assists in ensuring there is enough plentiful feasible urban development... Ongoing urban development capacity intensified or redeveloped <u>and by a responsive approach towards other rezoning proposals which are in accordance with the National Policy Statement – Urban Development 2020.</u></p> <p>The Urban Growth Overlay... Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA.</p> |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|----------------------------|--|
| DPR-0375 | Waka Kotahi | FS226 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0493 | Gallina & Heinz-Wattie | FS003 | Neither Support Nor Oppose | Neutral |
| DPR-0344 | Four Stars & Gould | 008 | Oppose In Part | Amend the UG-Overview to read: The Selwyn District is a desirable place... This chapter also assists in ensuring there is enough <u>sufficient feasible</u> urban development... Ongoing urban development capacity intensified or redeveloped <u>in accordance with the responsive approach directed by the National Policy Statement – Urban Development 2020.</u> |
| DPR-0353 | Hort NZ | 222 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS256 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS897 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS334 | Oppose | Reject Submission |
| DPR-0298 | Trices Rd | FS894 | Oppose | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS244 | Oppose In Part | Reject submission in part |
| DPR-0353 | Horrt NZ | 231 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS265 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS892 | Oppose In Part | Reject the submission in part |
| DPR-0209 | M Singh | FS340 | Oppose | Reject Submission |
| DPR-0298 | Trices Rd | FS903 | Oppose In Part | Reject submission in part |
| DPR-0488 | Dally Family & McIlraith | FS267 | Oppose In Part | Reject submission in part |
| DPR-0358 | RWRL | 322 | Support In Part | Amend as follows: Ongoing urban development capacity is provided through the identification of new urban areas <u>in accordance with the NPS-UD</u> that are subject to the Urban Growth Overlay and by enabling existing sites to be intensified or redeveloped. ... The Urban Growth Overlay maps the spatial locations identified in Development Plans that have been adopted by SDC. These assist in determining where new urban areas can locate around townships and delivering the outcomes that are anticipated to be achieved within these environments. Any urban development or subdivision of land outside of the existing township boundaries is precluded |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|---|
| | | | | <p>unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA.</p> <p>The General Rural Zone activity-based rules apply to the land that is subject to the Urban Growth Overlay to enable the majority of rural land uses to continue.</p> |
| DPR-0032 | CCC | FS032 | Support In Part | <i>The proposed plan not be amended as sought by the submitter.</i> |
| DPR-0136 | Stewart Townsend & Fraser | FS143 | Support In Part | <i>Accept submission in part</i> |
| DPR-0157 | The Williams | FS061 | Support | <i>Accept the submission to the extent that the UGO should not be the sole or principal with respect to the GRZ, and accept any other amendments consistent with our submission</i> |
| DPR-0209 | M Singh | FS414 | Support In Part | <i>Accept the submission in part</i> |
| DPR-0298 | Trices Rd | FS527 | Support In Part | <i>Accept submission in part</i> |
| DPR-0302 | Smith Boyd & Blanchard | FS160 | Support In Part | <i>Accept submissions in part.</i> |
| DPR-0375 | Waka Kotahi | FS230 | Oppose | <i>Further consideration is given to the submission prior to determining whether an increased density is appropriate.</i> |
| DPR-0461 | Dunweavin | FS024 | Oppose | <i>Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO.</i> |
| DPR-0488 | Dally Family & McIlraith | FS294 | Support In Part | <i>Accept in part</i> |
| DPR-0492 | Kevler Development | FS347 | Oppose | <i>Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO.</i> |
| DPR-0493 | Gallina & Heinz-Wattie | FS511 | Support In Part | <i>Accept the submission in part.</i> |
| DPR-0363 | IRHL | 311 | Support In Part | <p>Amend as follows:</p> <p>Ongoing urban development capacity is provided through the identification of new urban areas <u>in accordance with the NPS-UD</u> that are subject to the Urban Growth Overlay and by enabling existing sites to be intensified or redeveloped.</p> <p>...</p> <p>The Urban Growth Overlay maps the spatial locations identified in Development Plans that have been adopted by SDC. These assist in determining where new urban areas can locate around townships and delivering the outcomes that are anticipated to be achieved within these environments. Any urban development or subdivision of land outside of the existing township boundaries is precluded</p> |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|--|
| | | | | <p>unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA.</p> <p>The General Rural Zone activity-based rules apply to the land that is subject to the Urban Growth Overlay to enable the majority of rural land uses to continue.</p> |
| DPR-0032 | CCC | FS044 | Oppose | Retain the existing wording of the policy. |
| DPR-0136 | Stewart Townsend & Fraser | FS171 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS067 | Support | Accept the submission to the extent that the UGO should not be the sole or principal with respect to the GRZ, and accept any other amendments consistent with our submission |
| DPR-0209 | M Singh | FS584 | Support | Accept the submission in part |
| DPR-0298 | Trices Rd | FS655 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS188 | Support In Part | Accept submissions in part. |
| DPR-0375 | Waka Kotahi | FS233 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0461 | Dunweavin | FS031 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS169 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS192 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO |
| DPR-0493 | Gallina & Heinz-Wattie | FS577 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0374 | RIHL | 317 | Support In Part | <p>Amend as follows:</p> <p>Ongoing urban development capacity is provided through the identification of new urban areas <u>in accordance with the NPS-UD</u> that are subject to the Urban Growth Overlay and by enabling existing sites to be intensified or redeveloped.</p> <p>...</p> <p>The Urban Growth Overlay maps the spatial locations identified in Development Plans that have been adopted by SDC. These assist in determining where new urban areas can locate around townships and delivering the outcomes that are anticipated to be achieved within these environments. Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been</p> |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|---|
| | | | | fulfilled through the zoning process under Schedule 1 of the RMA. The General Rural Zone activity-based rules apply to the land that is subject to the Urban Growth Overlay to enable the majority of rural land uses to continue. |
| DPR-0032 | CCC | FS062 | Oppose | <i>Retain the Urban Growth Overlay or include alternative provisions that give direction as to the location of urban development. Retain the existing wording of the overview, Policies 3 and 4, UG-R1 and UG-MAT1.</i> |
| DPR-0136 | Stewart Townsend & Fraser | FS219 | Support In Part | <i>Accept submission in part</i> |
| DPR-0157 | The Williams | FS591 | Support In Part | <i>Accept the submission in part</i> |
| DPR-0206 | Urban Holdings Limited, Suburban Estates Limited & Cairnbrae Developments Limited | FS001 | Support | <i>Allow</i> |
| DPR-0209 | M Singh | FS839 | Support In Part | <i>Accept the submission in part</i> |
| DPR-0298 | Trices Rd | FS806 | Support In Part | <i>Accept submission in part</i> |
| DPR-0302 | Smith Boyd & Blanchard | FS235 | Support In Part | <i>Accept submissions in part.</i> |
| DPR-0375 | Waka Kotahi | FS239 | Oppose | <i>Further consideration is given to the submission prior to determining whether an increased density is appropriate.</i> |
| DPR-0411 | Hughes Developments Limited | FS009 | Support | <i>Allow</i> |
| DPR-0461 | Dunweavin | FS039 | Oppose | <i>Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO.</i> |
| DPR-0488 | Dally Family & McIlraith | FS217 | Support In Part | <i>Accept in part</i> |
| DPR-0492 | Kevler Development | FS036 | Oppose | <i>Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO.</i> |
| DPR-0493 | Gallina & Heinz-Wattie | FS715 | Support In Part | <i>Accept submission in part and Amend the Proposed District Plan to achieve consistency with the NPSUD with respect to responding to urban development proposals outside the UGO.</i> |
| DPR-0376 | Fox & Associates | 003 | Oppose | Amend the UG-Overview to read: The Selwyn District is a desirable place... This chapter also assists in ensuring there is enough ample urban development... |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-------------------------|------------------|-----------------|---|
| | | | | <p>Ongoing urban development capacity intensified or redeveloped <u>and by a responsive approach towards other rezoning proposals which are in accordance with the National Policy Statement – Urban Development 2020.</u></p> <p>The Urban Growth Overlay... Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA.</p> |
| DPR-0381 | Coleridge Downs Limited | FS059 | Support | Allow |
| DPR-0486 | Coleridge Downs Limited | FS059 | Support | Allow |
| DPR-0384 | RIDL | 329 | Support In Part | <p>Amend as follows:</p> <p>Ongoing urban development capacity is provided through the identification of new urban areas <u>in accordance with the NPS-UD</u> that are subject to the Urban Growth Overlay and by enabling existing sites to be intensified or redeveloped.</p> <p>...</p> <p>The Urban Growth Overlay maps the spatial locations identified in Development Plans that have been adopted by SDC. These assist in determining where new urban areas can locate around townships and delivering the outcomes that are anticipated to be achieved within these environments. Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA.</p> <p>The General Rural Zone activity-based rules apply to the land that is subject to the Urban Growth Overlay to enable the majority of rural land uses to continue.</p> |
| DPR-0397 | Survus Consultants Ltd | 003 | Oppose In Part | <p>Amend the UG-Overview to read:</p> <p>The Selwyn District is a desirable place... This chapter also assists in ensuring there is enough <u>ample</u> urban development...</p> <p>Ongoing urban development capacity intensified or redeveloped <u>and by a responsive approach towards other rezoning proposals which are in accordance with the National Policy Statement – Urban Development 2020.</u></p> <p>The Urban Growth Overlay... Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been</p> |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-------------------------------------|------------------|-----------------|---|
| | | | | fulfilled through the zoning process under Schedule 1 of the RMA. |
| DPR-0399 | Gulf Central & Apton | 004 | Oppose In Part | Amend the UG-Overview to read: The Selwyn District is a desirable place... This chapter also assists in ensuring there is enough <u>ample</u> urban development... Ongoing urban development capacity intensified or redeveloped <u>and by a responsive approach towards other rezoning proposals which are in accordance with the National Policy Statement – Urban Development 2020.</u> The Urban Growth Overlay... Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA. |
| DPR-0415 | Fulton Hogan Limited | FS016 | Oppose | <i>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.</i> |
| DPR-0574 | Macrocarpa Supplies Limited | FS004 | Support In Part | <i>Re-zone the area identified in DPR-0399 in order to provide for the efficient operation of businesses which support rural land use activity.</i> |
| DPR-0575 | Makz Trailers Limited | FS004 | Support In Part | <i>Re-zone the area identified in DPR-0399 in order to provide for the efficient operation of businesses which support rural land use activity.</i> |
| DPR-0577 | Southern Horticultural Products Ltd | FS004 | Support In Part | <i>Re-zone the area identified in DPR-0399 in order to provide for the efficient operation of businesses which support rural land use activity.</i> |
| DPR-0584 | Barron Family Trust | FS004 | Support In Part | <i>Re-zone the area identified in DPR-0399 in order to provide for the efficient operation of businesses which support rural land use activity.</i> |
| DPR-0412 | Hughes Developments | 004 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS198 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS871 | Support In Part | Accept submission in part |
| DPR-0209 | M Singh | FS1050 | Support In Part | Accept submission in part |
| DPR-0298 | Trices Rd | FS845 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS214 | Support In Part | Accept submissions in part. |
| DPR-0488 | Dally Family & McIlraith | FS196 | Support In Part | Accept in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|------------------------------------|------------------|----------------------------|--|
| DPR-0422 | NCFF | 246 | Neither Support Nor Oppose | Insert new policies and rules to assess the impact on versatile/ productive soils when development of rural land is proposed for new housing and make any consequential amendments. |
| DPR-0136 | Stewart Townsend & Fraser | FS244 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS868 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS270 | Oppose | Reject submission |
| DPR-0298 | Trices Rd | FS888 | Oppose | Reject submission |
| DPR-0407 | Forest & Bird | FS150 | Support In Part | Accept with amendments to address the reasons set out. |
| DPR-0488 | Dally Family & McIlraith | FS243 | Oppose In Part | Reject submission in part |
| DPR-0460 | Marama Te Wai Ltd | 009 | Oppose In Part | Amend the UG-Overview to read: The Selwyn District is a desirable place... This chapter also assists in ensuring there is <u>enough plenty of</u> urban development... Ongoing urban development capacity intensified or redeveloped <u>and by a responsive approach towards other rezoning proposals which are in accordance with the National Policy Statement – Urban Development 2020.</u> The Urban Growth Overlay... <u>Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA.</u> |
| DPR-0347 | Richard Erskine & Trish Standfield | FS009 | Oppose | <i>That all affected homeowners are consulted with, along with the rest of the West Melton township.</i> <i>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> <i>Refer to original further submission for full decision requested.</i> |
| DPR-0537 | Stephen Lycett | FS008 | Oppose | Disallow in full |
| DPR-0578 | Elene (Helen) Anderson | FS027 | 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 | FS008 | Oppose | Reject submission point and maintain zoning and policy as drafted in PDP. |
| DPR-0461 | Dunweavin | 004 | Oppose In Part | Amend the UG-Overview to read: The Selwyn District is a desirable place... This chapter also assists in ensuring there is |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--------------------------|------------------|----------------|--|
| | | | | enough plentiful feasible urban development... Ongoing urban development capacity intensified or redeveloped <u>and by a responsive approach towards other rezoning proposals which are in accordance with the National Policy Statement – Urban Development 2020.</u> |
| DPR-0488 | Dally Family & McIlraith | 006 | Oppose In Part | Amend the UG-Overview to read: The Selwyn District is a desirable place... This chapter also assists in ensuring there is enough plentiful urban development... Ongoing urban development capacity intensified or redeveloped <u>and by a responsive approach towards other rezoning proposals which are in accordance with the National Policy Statement – Urban Development 2020.</u> |
| DPR-0588 | Michael House | FS003 | Support | <i>The proposed changes to the PDP objectives and policies to be accepted</i> |
| DPR-0491 | The Robinsons | 004 | Oppose | Amend the UG-Overview to read: The Selwyn District is a desirable place... This chapter also assists in ensuring there is enough ample urban development... Ongoing urban development capacity intensified or redeveloped <u>and by a responsive approach towards other rezoning proposals which are in accordance with the National Policy Statement – Urban Development 2020.</u> The Urban Growth Overlay... These assist, <u>but are not determinative</u> , in determining where new urban areas... Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA. |
| DPR-0492 | Kevler Development | 003 | Oppose | Amend the UG-Overview to read: The Selwyn District is a desirable place... This chapter also assists in ensuring there is enough plentiful feasible urban development... Ongoing urban development capacity intensified or redeveloped <u>and by a responsive approach towards other rezoning proposals which are in accordance with the National Policy Statement – Urban Development 2020.</u> |
| DPR-0493 | Gallina & Heinz-Wattie | 003 | Oppose | Amend the UG-Overview to read: The Selwyn District is a desirable place... This chapter also assists in ensuring there is enough plentiful feasible urban development... |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|------------------------|------------------|----------|--|
| | | | | Ongoing urban development capacity intensified or redeveloped <u>and by a responsive approach towards other rezoning proposals which are in accordance with the National Policy Statement – Urban Development 2020.</u> The Urban Growth Overlay... Any urban development or subdivision of land outside of the existing township boundaries is precluded unless the urban growth policies have been fulfilled through the zoning process under Schedule 1 of the RMA. |
| DPR-0302 | Smith Boyd & Blanchard | FS006 | Support | Support subject to being consistent with the relief sought by submission 302. |

Analysis

- 10.4 HortNZ, and Hughes Developments¹⁹ are in support of the overview. This support is noted and I recommend these submission points are accepted in part on the basis that I have recommended that the overview be amended.
- 10.5 Those that oppose, oppose in part, or support in part have provided alternate relief sought. These submission points seek refinements to the overview, rather than its deletion. The refinements are sought to better reflect the NPS-UD. The discussion on alignment with the NPS-UD is outlined in the previous section and this section will discuss the specific refinements to the wording of the overview. The following will discuss the relief sought.
- 10.6 Stewart Townsend & Fraser, Pinedale & Kintyre, The Williams, Macaulay & Reid, Manson, The Bonds, M Singh, Trices Rd, Smith Boyd & Blanchard, Four Stars & Gould, Fox & Associates, Survus Consultants Ltd, Gulf Central & Apton, Marama Te Wai Ltd, Dunweavin, Dally Family & McIlraith, The Robinsons, Kevler Development Ltd, and Gallina Nominees & Heinz-Wattie seek changes relating to Paragraph 1 of the overview. All the submissions are related to change the word ‘enough’ in the following sentence – ‘This chapter also assists in ensuring there is enough urban development capacity available to meet the District’s housing and business needs ...’ The suggested word changes are: ample (nine submission points²⁰); plentiful (two submission points²¹); plenty of (two submission points²²); sufficient feasible (two submission points²³); or plentiful feasible (four submission points²⁴).
- 10.7 The sentence within paragraph 1 of the Overview refers to the goal of providing development capacity in line with the NPS-UD. The NPS-UD refers to housing bottom lines that ‘clearly state the

¹⁹ DPR-0353.222, DPR-0353.231, and DPR-0412.004

²⁰ DPR-0136.003, DPR-0137.003, DPR-0176.003, DPR-0178.003, DPR-0180.002, DPR-0376.003, DPR-0397.003, DPR-0399.004, DPR-0491.004

²¹ DPR-0157.004, and DPR-0488.006

²² DPR-0209.004, and DPR-0460.009

²³ DPR-0298.007, and DPR-0344.008

²⁴ DPR-0302.003, DPR-0461.004, DPR-0492.003, and DPR-0493.003

amount of development capacity that is sufficient to meet expected housing demand’ (NPS-UD Implementation 3.6). The intent of the overview is to provide easily understood wording to help in understanding the chapter. When substituting ‘enough’, ‘ample’, or ‘plentiful’ instead of sufficient, enough is most appropriate. Therefore, there is no recommended change to Paragraph 1 and I recommend that these submission points (part) are rejected.

- 10.8 Stewart Townsend & Fraser, Pinedale & Kintyre, The Williams, Macauley & Reid, Manson, The Bonds, M Singh, Trices Rd, Smith Boyd & Blanchard, Four Stars & Gould, RWRL, IRHL, RIHL, Fox & Associates, RIDL, Survus Consultants Ltd, Gulf Central & Apton, Marama Te Wai Ltd, Dunweavin, Dally Family & McIlraith, The Robinsons, Kevler Development Ltd, and Gallina Nominees & Heinz-Wattie seek changes relating to Paragraph 2 of the Overview. Four submission points²⁵ changing ‘new urban areas that are subject to the Urban Growth Overlay’ to ‘new urban areas in accordance with the NPS-UD’. Nineteen submission points²⁶ relating to adding the following to the end of Sentence 1 of Paragraph 2 ‘and by a responsive approach towards other rezoning proposals which are in accordance with the National Policy Statement - Urban Development 2020’ or ‘in accordance with the responsive approach directed by the National Policy Statement – Urban Development 2020’.
- 10.9 The use of the wording ‘subject to the Urban Growth Overlay’ in Paragraph 2 refers to land identified through an area plan or structure plan process, which is Council’s approach to identifying additional capacity in accordance with the NPS-UD. Further, depending on where the growth occurs changes the interpretation of the NPS-UD. Development in, say Arthurs Pass, is better managed through an overlay rather than broadly ‘in accordance with the NPS-UD’. Therefore, the use of the wording ‘subject to the Urban Growth Overlay’ is more appropriate than the suggested ‘in accordance with the NPS-UD’. There is no recommended change to Paragraph 2 and I recommend that these submission points (part) are rejected.
- 10.10 The other nineteen submission points propose other changes to Paragraph 2. These points seek to add an additional avenue of enabling development of sites relating to a ‘responsive approach’. This wording is used within the NPS-UD and primarily relates to unanticipated significant capacity. While the Urban Growth Chapter outlines how the Council is responding to growth, it also provides a framework for assessing unanticipated significant capacity in a responsive manner. The paragraph could be worded differently to clearly articulate this, however the specific relief sought could be improved. The scope of the relief is to outline the additional avenue to enabling development and the recommended wording achieves this. I recommend adding the following sentence after the first sentence in Paragraph 2 ‘This chapter also provides a framework for assessing development outside of the areas identified’. I recommend that these submission points are accepted in part.
- 10.11 Stewart Townsend & Fraser, Macauley & Reid, Manson, The Bonds, M Singh, Smith Boyd & Blanchard, RWRL, IRHL, RIHL, Fox & Associates, RIDL, Survus Consultants Ltd, Gulf Central & Apton, Marama Te Wai Ltd, The Robinsons, Gallina Nominees & Heinz-Wattie seek changes relating to

²⁵ DPR-0358.322, DPR-0363.311, DPR-0374.317, and DPR-0384.329

²⁶ DPR-0136.003, DPR-0137.003, DPR-0157.004, DPR-0176.003, DPR-0178.003, DPR-0180.002, DPR-0209.004, DPR-0298.007, DPR-0302.003, DPR-0344.008, DPR-0376.003, DPR-0397.003, DPR-0399.004, DPR-0460.009, DPR-0461.004, DPR-0488.006, DPR-0491.004, DPR-0492.003, and DPR-0493.003

Paragraph 4 of the Overview. Four submission points²⁷ relate to the deletion of the first and second sentences; fifteen submission points²⁸ relate to the deletion of the last sentence; and one submission point²⁹ seeks to delete the last sentence and amend the second sentence by adding additional wording to the second sentence of (shown in bold and underline) ‘These assist, **but are not determinative**, in determining where new urban areas can locate...’.

10.12 The Council response to growth is identified through the development plans it has adopted and it is important to state that. The area plans help determine where new growth can locate but are not the only approach, as the NPS-UD allows for unanticipated significant development. Therefore, the deletion of the first and second sentences is inappropriate. However, a change to the wording of the second sentence suggested is supported along with a change from ‘determining’ to ‘identifying’ to avoid saying ‘determinative, in determining’ and these changes provide better clarity. Therefore, I recommend that these submission points (part) are accepted in part or rejected accordingly.

10.13 RWRL, IRHL, RIHL, and RIDL³⁰ seek changes to Paragraph 5. All the submissions are related to amending the first sentence by removing the following part of the sentence (shown in bold and strikethrough) – ‘The General Rural Zone activity-based rules ~~apply to the land that is subject to the Urban Growth Overlay to~~ enable the majority of rural land uses to continue.’

10.14 The suggested deletion is inappropriate as the General Rural Zone is the underlying zone and those provisions apply until the land is re-zoned. Therefore, I recommend that these submission points (part) are rejected.

Recommendations and amendments

10.15 I recommend, for the reason above, that the Hearings Panel:

- a. Amend the Urban Growth Overview to improve clarity and readability.

10.16 The amendments recommended to the Urban Growth Overview in the PDP is also set out in a consolidated manner in **Appendix 2**.

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

10.18 The scale of change does not require a s32AA evaluation.

11. Objective 1

Introduction

11.1 This section responds to the submission points relating to Objective 1.

Submissions

²⁷ DPR-0358.322, DPR-0363.311, DPR-0374.317, and DPR-0384.329

²⁸ DPR-0136.003, DPR-0176.003, DPR-0178.003, DPR-0180.002, DPR-0209.004, DPR-0302.003, DPR-0358.322, DPR-0363.311, DPR-0374.317, DPR-0376.003, DPR-0384.329, DPR-0397.003, DPR-0399.004, DPR-0460.009, and DPR-0493.003

²⁹ 491.004

³⁰ DPR-0358.322, DPR-0363.311, DPR-0374.317, and DPR-0384.329

11.2 There are seventeen submission points and 109 further submission points relating to Objective 1.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|--|
| DPR-0032 | CCC | 002 | Support In Part | Amend as follows: Urban growth is provided for in a strategic manner that: ... 7. ...; and 8. Is of a form and density that supports the <u>viable provision of public transport services and provides for well-integrated public transport infrastructure.</u> 89 ... |
| DPR-0136 | Stewart Townsend & Fraser | FS012 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS025 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS003 | Oppose | Reject submission |
| DPR-0298 | Trices Rd | FS002 | Oppose | Reject submission point |
| DPR-0302 | Smith Boyd & Blanchard | FS029 | Oppose | Reject submissions. |
| DPR-0375 | Waka Kotahi | FS206 | Support | Accept proposed amendment. |
| DPR-0432 | Birchs Village Limited | FS002 | Oppose In Part | Reject submission |
| DPR-0461 | Dunweavin | FS003 | Oppose | Reject submission point |
| DPR-0488 | Dally Family & McIlraith | FS013 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS810 | Oppose | Reject Submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS017 | Oppose | Reject submission |
| DPR-0580 | Kersey Park Limited | FS003 | Oppose In Part | Reject submission in part |
| DPR-0587 | Lloyd Bathurst | FS002 | 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-0032 | CCC | 052 | Support In Part | Amend plan to incorporate relevant recommendations from the Social and Affordable Housing Action Plan of the Greater Christchurch Partnership. |
| DPR-0136 | Stewart Townsend & Fraser | FS015 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS040 | 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 | M Singh | FS053 | Oppose | Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport) |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|--|
| DPR-0298 | Trices Rd | FS017 | Oppose | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS032 | Oppose | Reject submissions. |
| DPR-0358 | RWRL | FS171 | Oppose | Reject |
| DPR-0363 | IRHL | FS171 | Oppose | Reject |
| DPR-0374 | RIHL | FS171 | Oppose | Reject |
| DPR-0384 | RIDL | FS171 | Oppose | Reject |
| DPR-0414 | Kāinga Ora | FS003 | Support In Part | Not specified |
| DPR-0461 | Dunweavin | FS019 | Oppose | Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport) |
| DPR-0488 | Dally Family & McIlraith | FS016 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS817 | Oppose | Reject submission points with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport) |
| DPR-0493 | Gallina & Heinz-Wattie | FS033 | Oppose In Part | Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport) |
| DPR-0125 | BE Faulkner | 003 | Support | Not specified. |
| DPR-0205 | Lincoln University | 039 | Support | Retain as notified. |
| DPR-0260 | CRC | 147 | Support | Retain as notified. |
| DPR-0136 | Stewart Townsend & Fraser | FS018 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS926 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | M Singh | FS086 | Oppose | Reject the submission in part. |
| DPR-0298 | Trices Rd | FS036 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS035 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS902 | Oppose | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS019 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS785 | Oppose | Reject Submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS052 | Oppose | Reject submission in part being the amendments sought and the notified provisions sought to be retained |
| DPR-0343 | CDHB | 052 | Support | Retain as notified. |
| DPR-0136 | Stewart Townsend & Fraser | FS122 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS444 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | M Singh | FS129 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |
| DPR-0298 | Trices Rd | FS100 | Oppose In Part | Reject submission points identified |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|--|
| DPR-0302 | Smith Boyd & Blanchard | FS139 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS887 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family & McIlraith | FS294 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS821 | Oppose | Reject submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS020 | Oppose | Reject the submission |
| DPR-0353 | Hort NZ | 223 | Oppose In Part | Amend as follows: Urban growth is provided for in a strategic manner that:... <u>9. Does not compromise the use of highly productive land or versatile soils for rural production.</u> |
| DPR-0136 | Stewart Townsend & Fraser | FS257 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS075 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS110 | Oppose | Reject submission |
| DPR-0298 | Trices Rd | FS895 | Oppose | Reject submission |
| DPR-0358 | RWRL | FS172 | Oppose | Reject |
| DPR-0363 | IRHL | FS172 | Oppose | Reject |
| DPR-0374 | RIHL | FS172 | Oppose | Reject |
| DPR-0381 | Coleridge Downs Limited | FS068 | Oppose | Allow in part |
| DPR-0384 | RIDL | FS172 | Oppose | Reject |
| DPR-0422 | NCFF | FS049 | Support | Allow the submission point |
| DPR-0486 | Coleridge Downs Limited | FS068 | Oppose | Allow in part |
| DPR-0488 | Dally Family & McIlraith | FS245 | Oppose In Part | Reject submission in part |
| DPR-0358 | RWRL | 324 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS145 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS445 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS533 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS490 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS162 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS536 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family & McIlraith | FS143 | Support In Part | Accept in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|--|
| DPR-0492 | Kevler Development | FS420 | Support | Accept submission in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS513 | Support In Part | Accept the submission in part. |
| DPR-0361 | The Wrights | 003 | Support In Part | Retain Urban Growth Overlay notation on this property and the associated objectives and policies should the request to rezone the site be unsuccessful. |
| DPR-0363 | IRHL | 313 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS173 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS778 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS702 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS657 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS190 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS695 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family & McIlraith | FS171 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS312 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS579 | Support In Part | Accept the submission in part. |
| DPR-0367 | Orion | 044 | Support In Part | Amend as follows:... 7. Is coordinated with the provision of available infrastructure and utilities, including land transport infrastructure ; 8. Does not result in adverse reverse sensitivity effects on important infrastructure ; and ... |
| DPR-0407 | Forest & Bird | FS613 | Oppose | Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure. |
| DPR-0453 | LPC | FS026 | Support | Accept |
| DPR-0370 | Fonterra | 074 | Support In Part | Amend as follows: Urban growth is provided for in a strategic manner that:.... 7. Is coordinated with available infrastructure and utilities, including land transport infrastructure; and 8. 9. Does not compromise existing and consented farming practices ; and 10. Does not affect the efficient operation, use, development, appropriate upgrading and safety of important infrastructure . |
| DPR-0209 | M Singh | FS806 | Oppose In Part | Reject submission in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------------|------------------|--------------------|---|
| DPR-0371 | CIAL | 057 | Support In Part | Amend as follows: Urban growth is provided for in a strategic manner that:... <u>8. Does not affect the efficient operation, use, development, appropriate upgrading and safety of important infrastructure;</u> and <u>89....</u> |
| DPR-0353 | Hort NZ | FS120 | Oppose | Reject |
| DPR-0375 | Waka Kotahi | FS237 | Support | Accept proposed amendment. |
| DPR-0374 | RIHL | 319 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS221 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS593 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS958 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS808 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS237 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS838 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS219 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS156 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS717 | Support In Part | Accept the submission in part. |
| DPR-0384 | RIDL | 331 | Support | Retain as notified |
| DPR-0412 | Hughes Developments | 005 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS199 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS872 | Support In Part | Accept submission in part |
| DPR-0209 | M Singh | FS1051 | Support In Part | Accept submission in part |
| DPR-0298 | Trices Rd | FS846 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS215 | Support In Part | Accept submissions in part. |
| DPR-0488 | Dally Family & McIlraith | FS197 | Support In Part | Accept in part |
| DPR-0414 | Kāinga Ora | 147 | Support In Part | Amend as follows: Urban growth is provided for in a strategic manner that:... <u>2. Maintains and enhances the amenity values and Achieves the character built form</u> anticipated within each residential, kāinga nohoanga, or business area;... |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-----------------------------|------------------|--------------------|---|
| DPR-0136 | Stewart Townsend & Fraser | FS036 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS213 | Oppose In Part | Reject the submission in part |
| DPR-0209 | M Singh | FS404 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Rd | FS173 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS053 | Oppose | Reject submissions. |
| DPR-0358 | RWRL | FS173 | Support | Adopt |
| DPR-0363 | IRHL | FS173 | Support | Adopt |
| DPR-0374 | RIHL | FS173 | Support | Adopt |
| DPR-0384 | RIDL) | FS173 | Support | Adopt |
| DPR-0461 | Dunweavin | FS199 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS037 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS569 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS193 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS084 | 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 BE Faulkner, Lincoln University, CRC, CDHB, RWRL, IRHL, RIHL, RIDL, and Hughes Developments³¹ support the objective. This support is noted and I recommend that these submission points are accepted in part on the basis that I have recommended that Objective 1 be amended.
- 11.4 The Wrights³² seeks the retention of the overlay on their specific land and associated objectives and policies that support that. This support is noted and I recommend that this submission point is accepted in part on the basis that I have recommended that Objective 1 be amended.
- 11.5 CCC³³ seeks incorporation of relevant recommendations from Social and Affordable Housing Action Plan of the Greater Christchurch Partnership. As this report is currently in development and has not been approved by the Greater Christchurch Partnership, the report should not be considered as part of this process. Therefore, I recommend that this submission point is rejected.

³¹ DPR-0125.003, DPR-0205.039, DPR-0260.147, DPR-0343.052, DPR-0358.324, DPR-0363.313, DPR-0374.319, DPR-0384.331, and DPR-0412.005

³² DPR-0361.003

³³ DPR-0032.052

- 11.6 CCC³⁴ seeks the inclusion of an additional point: 'Is of a form and density that supports the viable provision of public transport services and provides for well-integrated public transport infrastructure'. The submitter reasoning is that this change supports the integration of land-use and infrastructure that, in turn, achieves a more sustainable urban form. The submitter also seeks the change so that new urban areas enable viable public transport services, which can help reduce private motor vehicle dependency that, in turn, helps reduce emissions. The submission point is, therefore, in two parts, form and density supporting public transport services and whether form and density supports well-integrated public transport infrastructure.
- 11.7 The first part around services is dependent on whether currently clause 7 provides enough direction. Clause 7 identifies land transport infrastructure and is described as 'Urban growth is provided for in a strategic manner that is coordinated with available infrastructure and utilities, including land transport infrastructure'. Clause 7 does not specifically recognise public transport and an amendment to include the strategic transport network (which references roading and core public passenger transport operations) to this point is appropriate. The inclusion of form and density that supports provision of public transport services is not appropriate for the whole of the District as some townships will most likely never be of a form and density for public transport, not least in the next ten years. This is better left to the Urban Growth policies section where more specific direction could be discussed.
- 11.8 The second part around infrastructure that supports public transport is provided for through the Transport Chapter provisions of street widths, the strategic transport network, and provision of land transport infrastructure. Therefore, I recommend that this submission point is accepted in part.
- 11.9 Orion³⁵ sought amendment to (shown in bold) clause 7: 'Is coordinated with **the provision of** available infrastructure and utilities, including land transport infrastructure'. This change is appropriate as growth needs to coordinate the provision of available infrastructure, not just relying on available infrastructure. I recommend that this submission point (part) is accepted.
- 11.10 Orion³⁶, Fonterra³⁷, and CIAL³⁸ seek additional points around infrastructure. Orion sought to include 'Does not result in adverse reverse sensitivity effects on important infrastructure'. Fonterra and CIAL sought to include 'Does not affect the efficient operation, use, development, appropriate upgrading and safety of important infrastructure'. These changes are sought to ensure effective integration within the existing network and that the reverse sensitivity effects on important infrastructure is considered. Further, this wording of the clause considers the operation of infrastructure more broadly than just reverse sensitivity. The consideration of the impact on important infrastructure is appropriate, so an additional clause is recommended. However, the additional wording around 'use, development, upgrading and safety' is covered by the word 'operation'. Therefore, I recommend that these submission point (parts) are accepted in part or rejected accordingly.

³⁴ DPR-0032.002

³⁵ DPR-0367.044

³⁶ DPR-0367.044

³⁷ DPR-0370.074

³⁸ DPR-0371.057

- 11.11 HortNZ³⁹ and Fonterra⁴⁰ seek the inclusion of a similar additional clause relating to productive land. HortNZ seeks 'Does not compromise the use of highly productive land or versatile soils for rural production' whereas Fonterra seeks 'Does not compromise existing and consented farming practices'. The analysis considers whether an additional point is needed and then how this inter-relates with UG Policy 9.
- 11.12 The additional clause will specifically recognise highly productive land or versatile soils along with the number of other specific matters listed. Clause 4 'protects the health and well-being of water bodies, freshwater ecosystems, and receiving environments'. The term receiving environment does include land however, it does not provide specific recognition of highly productive land nor the protection of highly productive land. Therefore, clause 4 does not provide the appropriate wording and I therefore support the inclusion of an additional clause.
- 11.13 The phrasing of the clause needs to relate to Policy 9. There are two elements that need to be considered regarding highly productive land or versatile soils, that is; the use of land for subdivision, and the impact of subdivision on neighbouring rural production. These two elements are appropriately addressed in UG-P10 and UG-P11 but the overarching objective needs to recognise the soil or productive land in the first instance.
- 11.14 It is recommended that an additional clause is added that achieves this with subsequent amendments to Policy 9 required and discussed later. This clause would have particular regard for the finite nature and life-supporting capacity of highly productive land. The wording changes are supported by submissions here and submissions on Policy 9. Therefore, I recommend that these submission points (parts) are accepted in part.
- 11.15 Kāinga Ora⁴¹ seeks the amendment (shown in bold) of clause 2: **~~Maintains and enhances the amenity values and Achieves the character built form~~** anticipated within each residential, kāinga nohoanga, or business area'. The submitter seeks this change to align the language more with Policy 6 of the NPS-UD, which recognises that amenity values will change over time in urban environments. This change is appropriate insofar as adding 'achieves', as this makes it clear that what is anticipated within the area through the zoning objectives and policies is the goal. However, growth should not just achieve a built form but also the amenity values and character anticipated and articulated within the zones. Therefore, change to the beginning of the clause from 'Maintains and enhances the' to 'Achieves the built form,' is appropriate. I recommend that this submission point is accepted in part.

Recommendations and amendments

- 11.16 I recommend, for the reason above, that the Hearings Panel:
- a. Amend UG-O1 to include reference to built form, the provision of available infrastructure, strategic transport network and utilities, important infrastructure, and highly productive land to better achieve the broader aims of urban growth.

³⁹ DPR-0353.223

⁴⁰ DPR-0370.074

⁴¹ DPR-0414.147

11.17 The amendments recommended to UG-O1 in the PDP is also set out in a consolidated manner in **Appendix 2**.

11.18 It is recommended that the submission and further submission points are accepted, accepted in part, or rejected, as shown in **Appendix 1**.

11.19 The scale of change does not require a s32AA evaluation as the recommended changes further strengthen the outcomes sought rather than change them.

12. Objective 2

Introduction

12.1 This section responds to the submission points relating to Objective 2.

Submissions

12.2 There are nine submission points and 46 further submission points relating to Objective 2.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|---|
| DPR-0125 | BE Faulkner | 014 | Support | Not specified. |
| DPR-0205 | Lincoln University | 040 | Support | Retain as notified. |
| DPR-0260 | CRC | 148 | Support | Retain as notified. |
| DPR-0136 | Stewart Townsend & Fraser | FS019 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS927 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | M Singh | FS087 | Oppose | Reject the submission in part. |
| DPR-0298 | Trices Rd | FS037 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS036 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS903 | Oppose | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS020 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS786 | Oppose | Reject Submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS053 | Oppose | Reject submission in part being the amendments sought and the notified provisions sought to be retained |
| DPR-0358 | RWRL | 325 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS146 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS446 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS534 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS491 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS163 | Support In Part | Accept submissions in part. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|---|
| DPR-0461 | Dunweavin | FS537 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family & McIlraith | FS144 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS421 | Support | Accept submission in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS514 | Support In Part | Accept the submission in part. |
| DPR-0361 | The Wrights | 004 | Support In Part | Retain Urban Growth Overlay notation on this property and the associated objectives and policies should the request to rezone the site be unsuccessful. |
| DPR-0363 | IRHL | 314 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS174 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS779 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS703 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS658 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS191 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS696 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family & McIlraith | FS172 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS313 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS580 | Support In Part | Accept the submission in part. |
| DPR-0374 | RIHL | 320 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS222 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS594 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS959 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS809 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS238 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS839 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS220 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS157 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS718 | Support In Part | Accept the submission in part. |
| DPR-0384 | RIDL | 332 | Support | Retain as notified |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-----------------------------|------------------|-----------------|---|
| DPR-0414 | Kāinga Ora | 148 | Support In Part | Retain as notified and move to Strategic Directions. |
| DPR-0136 | Stewart Townsend & Fraser | FS037 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS214 | Oppose In Part | Reject the submission in part |
| DPR-0209 | M Singh | FS405 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Rd | FS174 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS054 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS200 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS038 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS570 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS194 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS085 | 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

- 12.3 BE Faulkner, Lincoln University, CRC, RWRL, IRHL, RIHL, and RIDL⁴² support the objective. This support is noted and I recommend that these submission points are accepted.
- 12.4 The Wrights⁴³ seeks the retention of the overlay on their specific land and associated objectives and policies that support that. This support is noted and I recommend that this submission point is accepted.
- 12.5 Kāinga Ora⁴⁴ seek that the policy is retained but moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The support is noted and I recommend that this submission point is accepted in part.

Recommendations

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

⁴² DPR-0125.014, DPR-0205.040, DPR-0260.148, DPR-0358.325, DPR-0363.314, DPR-0374.320, and DPR-0384.332

⁴³ DPR-0361.004

⁴⁴ DPR-0414.148

12.7 It is recommended that the submission and further submission points are accepted, or accepted in part, or rejected as shown in **Appendix 1**.

13. Objective 3

Introduction

13.1 This section responds to the submission points relating to Objective 3.

Submissions

13.2 There are sixteen submission points and 77 further submission points relating to Objective 3.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|---|
| DPR-0032 | CCC | 053 | Support In Part | Amend plan to incorporate relevant recommendations from the Social and Affordable Housing Action Plan of the Greater Christchurch Partnership. |
| DPR-0136 | Stewart Townsend & Fraser | FS016 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS041 | 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 | M Singh | FS054 | Oppose | Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport) |
| DPR-0298 | Trices Rd | FS018 | Oppose | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS033 | Oppose | Reject submissions. |
| DPR-0358 | RWRL | FS174 | Oppose | Reject |
| DPR-0363 | IRHL | FS174 | Oppose | Reject |
| DPR-0374 | RIHL | FS174 | Oppose | Reject |
| DPR-0384 | RIDL | FS174 | Oppose | Reject |
| DPR-0414 | Kāinga Ora | FS004 | Support In Part | Not specified |
| DPR-0461 | Dunweavin | FS020 | Oppose | Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport) |
| DPR-0488 | Dally Family & McIlraith | FS017 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS818 | Oppose | Reject submission points with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport) |
| DPR-0493 | Gallina & Heinz-Wattie | FS034 | Oppose In Part | Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport) |
| DPR-0125 | BE Faulkner | 015 | Support | Not specified. |
| DPR-0205 | Lincoln University | 041 | Support | Retain as notified. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|--|
| DPR-0209 | M Singh | 005 | Oppose | Amend UG-O3 to read: As a minimum, there There is sufficient feasible housing and sufficient business development capacity within <u>each township within Selwyn Greater Christchurch</u> to ensure:.... |
| DPR-0032 | CCC | FS046 | Oppose | Retain the existing wording of the objective. |
| DPR-0260 | CRC | 149 | Support | Retain as notified. |
| DPR-0136 | Stewart Townsend & Fraser | FS020 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS928 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | M Singh | FS088 | Oppose | Reject the submission in part. |
| DPR-0298 | Trices Rd | FS038 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS037 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS904 | Oppose | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS021 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS787 | Oppose | Reject Submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS054 | Oppose | Reject submission in part being the amendments sought and the notified provisions sought to be retained |
| DPR-0298 | Trices Rd | 008 | Oppose In Part | Amend UG-O3 as follows: <u>As a minimum, there</u> There is sufficient feasible housing and sufficient business development capacity within <u>each township Greater Christchurch</u> to ensure:.... |
| DPR-0032 | CCC | FS047 | Oppose | Retain the existing wording of the objective. |
| DPR-0344 | Four Stars & Gould | 009 | Oppose In Part | Amend UG-O3 as follows: <u>As a minimum, there</u> There is sufficient feasible housing and sufficient business development capacity within <u>each township Greater Christchurch</u> to ensure:.... |
| DPR-0358 | RWRL | 326 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS147 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS447 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS535 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS492 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS164 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS538 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family & McIlraith | FS145 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS422 | Support | Accept submission in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS515 | Support In Part | Accept the submission in part. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|--|
| DPR-0363 | IRHL | 315 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS175 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS780 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS704 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS659 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS192 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS697 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family & McIlraith | FS173 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS314 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS581 | Support In Part | Accept the submission in part. |
| DPR-0374 | RIHL | 321 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS223 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS595 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS960 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS810 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS239 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS840 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS221 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS158 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS719 | Support In Part | Accept the submission in part. |
| DPR-0373 | Foodstuffs | 007 | Support | Amend UG-O3 to provide for supermarkets outside of the TCZ. |
| DPR-0032 | CCC | FS059 | Oppose | Retain the existing wording of the objective and policy. |
| DPR-0358 | RWRL | FS175 | Support In Part | Adopt to the extent the relief applies to the LFRZ. |
| DPR-0363 | IRHL | FS175 | Support In Part | Adopt to the extent the relief applies to the LFRZ. |
| DPR-0374 | RIHL | FS175 | Support In Part | Adopt to the extent the relief applies to the LFRZ. |
| DPR-0384 | RIDL | FS175 | Support In Part | Adopt to the extent the relief applies to the LFRZ. |
| DPR-0384 | RIDL | 333 | Support | Retain as notified |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-----------------------------|------------------|--------------------|---|
| DPR-0412 | Hughes Developments | 003 | Oppose In Part | Amend as follows: There is sufficient <u>feasible</u> housing and sufficient business <u>development capacity</u> within <u>Greater Christchurch</u> to ensure:... |
| DPR-0136 | Stewart Townsend & Fraser | FS197 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS870 | Support In Part | Accept submission in part |
| DPR-0209 | M Singh | FS1049 | Support In Part | Accept submission in part |
| DPR-0298 | Trices Rd | FS844 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS213 | Support In Part | Accept submissions in part. |
| DPR-0488 | Dally Family & McIlraith | FS195 | Support In Part | Accept in part |
| DPR-0414 | Kāinga Ora | 149 | Support In Part | Retain as notified and move to Strategic Directions |
| DPR-0136 | Stewart Townsend & Fraser | FS038 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS215 | Oppose In Part | Reject the submission in part |
| DPR-0209 | M Singh | FS406 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Rd | FS175 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS055 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS201 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS039 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS571 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS195 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS086 | 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-0460 | Marama Te Wai Ltd | 010 | Oppose In Part | Amend UG-03 to read: <u>As a minimum, there</u> There is sufficient <u>ample</u> <u>feasible</u> housing and sufficient business <u>development capacity</u> within <u>Greater Christchurch</u> to ensure:... |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|------------------------------------|------------------|-------------------|---|
| DPR-0347 | Richard Erskine & Trish Standfield | FS010 | Oppose | <p>That all affected homeowners are consulted with, along with the rest of the West Melton township.</p> <p>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.</p> <p>Refer to original further submission for full decision requested.</p> |
| DPR-0537 | Stephen Lycett | FS009 | Oppose | Disallow in full |
| DPR-0578 | Elene (Helen) Anderson | FS028 | Oppose | <p>Submission point to be disallowed in full.</p> <p>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.</p> |
| DPR-0594 | Andrew and Amanda Diehl | FS009 | Oppose | Reject submission point and maintain zoning and policy as drafted in PDP. |
| DPR-0461 | Dunweavin | 005 | Oppose In Part | <p>Amend as follows:</p> <p><u>As a minimum, there is sufficient plentiful feasible housing and sufficient business development capacity within Greater Christchurch to ensure:....</u></p> |

Analysis

- 13.3 BE Faulkner, Lincoln University, CRC, RWRL, IRHL, RIHL, and RIDL⁴⁵ support the objective. This support is noted and I recommend that these submission points be accepted.
- 13.4 Foodstuffs⁴⁶ seeks greater assurance that future commercial growth will be provided. Objective 3 seeks a range of commercial and industrial growth consistent with the District's Activity Centre Network. Further, in Rolleston, the area within the overlay has an associated structure plan, with general locations for commercial activity. There is support for commercial growth within the objective but not specifically supermarkets, however this detail would be identified first through the Activity Centre Network and into the CMUZ provisions. Therefore, the support is noted but any changes sought to UG-O3 are rejected. As such, I recommend that this submission point is accepted in part.
- 13.5 Kāinga Ora⁴⁷ seek that the policy is retained but moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The support for the provision is noted and I recommend that this submission point is accepted in part.

⁴⁵ DPR-0125.015, DPR-0205.041, DPR-0260.149, DPR-0358.326, DPR-0363.315, DPR-0374.321, and DPR-0384.333

⁴⁶ DPR-0373.007

⁴⁷ DPR-0414.149

- 13.6 CCC⁴⁸ seeks incorporation of relevant recommendations from Social and Affordable Housing Action Plan of the Greater Christchurch Partnership. As this report is currently in development and has not been approved by the Greater Christchurch Partnership, the report should not be considered as part of this process. Therefore, I recommend that this submission point is rejected.
- 13.7 M Singh, Trices Rd, Four Stars & Gould, Marama Te Wai Ltd, and Dunweavin⁴⁹ seek to add 'As a minimum, there' at the start of the objective. The objective seeks to ensure the housing bottom lines are met, the wording 'as a minimum' is a duplicate of what the housing bottom lines are achieving, therefore I recommend that these submission points are rejected.
- 13.8 Hughes Developments, Marama Te Wai Ltd, and Dunweavin⁵⁰ seek amendments to the phrase 'sufficient feasible housing'. It is either to be 'ample feasible housing', 'plentiful feasible housing', or just 'housing'. The deletion of sufficient and feasible is sought as there is no consensus on what is sufficient or feasible. This point seeks to meet requirements within the NPS-UD. The NPS-UD Policy 2 seeks that councils provide sufficient development capacity and that sufficient considers feasibility (Part 3.2 of the NPS-UD). Therefore, I recommend that these submission points are rejected.
- 13.9 M Singh, Trices Rd, and Four Stars & Gould⁵¹ seek amendments to phrase 'Greater Christchurch'. It is either to add 'each township within Selwyn' or replace it with 'each township'. Development capacity needs to be considered at a wider level to take into account the broader vision for the District, not necessarily by each township. This policy direction would be outlined in the Future Development Response or the District Development Strategy. Therefore, I recommend that these submission points are rejected.

Recommendations

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

14. Policy 1

Introduction

- 14.1 This section responds to the submission points relating to Policy 1.

Submissions

- 14.2 There are eleven submission points and 70 further submission points relating to Policy 1.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--------------------|------------------|----------|---------------------|
| DPR-0125 | BE Faulkner | 004 | Support | Not specified. |
| DPR-0205 | Lincoln University | 042 | Support | Retain as notified. |
| DPR-0342 | AgResearch | FS007 | Support | Allow in full |

⁴⁸ DPR-0032.053

⁴⁹ DPR-0209.005, DPR-0298.008, DPR-0344.009, DPR-0460.010, DPR-0461.005

⁵⁰ DPR-0412.003, DPR-0460.010, and DPR-0461.005

⁵¹ DPR-0209.005, DPR-0298.008, and DPR-0344.009

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|---|
| DPR-0343 | CDHB | 035 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS105 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS044 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | M Singh | FS093 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |
| DPR-0298 | Trices Rd | FS359 | Oppose In Part | Reject submission points identified |
| DPR-0302 | Smith Boyd & Blanchard | FS122 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS870 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family & McIlraith | FS105 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS459 | Oppose | Reject submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS383 | Oppose | Reject the submission |
| DPR-0358 | RWRL | 327 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS148 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS448 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS536 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS493 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS165 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS539 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family & McIlraith | FS146 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS423 | Support | Accept submission in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS516 | Support In Part | Accept the submission in part. |
| DPR-0361 | The Wrights | 005 | Support In Part | Retain Urban Growth Overlay notation on this property and the associated objectives and policies should the request to rezone the site be unsuccessful. |
| DPR-0363 | IRHL | 316 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS176 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS781 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS705 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS660 | Support In Part | Accept submission in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|---|
| DPR-0302 | Smith Boyd & Blanchard | FS193 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS698 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family & McIlraith | FS174 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS315 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS582 | Support In Part | Accept the submission in part. |
| DPR-0374 | RIHL | 322 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS224 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS596 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS961 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS811 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS240 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS841 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS222 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS159 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS720 | Support In Part | Accept the submission in part. |
| DPR-0375 | Waka Kotahi | 161 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Stewart Townsend & Fraser | FS123 | Oppose | Reject submission |
| DPR-0209 | The Williams | FS987 | Oppose | Reject submission |
| DPR-0298 | M Singh | FS329 | Oppose | Reject submission |
| DPR-0302 | Trices Rd | FS140 | Oppose | Reject submissions. |
| DPR-0358 | Smith Boyd & Blanchard | FS176 | Oppose | Reject |
| DPR-0363 | IRHL | FS176 | Oppose | Reject |
| DPR-0374 | RIHL | FS176 | Oppose | Reject |
| DPR-0384 | RIDL | FS176 | Oppose | Reject |
| DPR-0488 | Dally Family & McIlraith | FS122 | Oppose In Part | Reject in part |
| DPR-0384 | RIDL | 334 | Support | Retain as notified |
| DPR-0412 | Hughes Developments | 006 | Oppose In Part | Amend as follows: Spatially identify new urban growth areas supported by a Development Plan or other relevant planning document or directive. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-----------------------------|------------------|-----------------|---|
| DPR-0136 | Stewart Townsend & Fraser | FS200 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS873 | Support In Part | Accept submission in part |
| DPR-0209 | M Singh | FS1052 | Support In Part | Accept submission in part |
| DPR-0298 | Trices Rd | FS847 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS216 | Support In Part | Accept submissions in part. |
| DPR-0358 | RWRL | FS193 | Support | Adopt |
| DPR-0363 | IRHL | FS193 | Support | Adopt |
| DPR-0374 | RIHL | FS193 | Support | Adopt |
| DPR-0384 | RIDL | FS193 | Support | Adopt |
| DPR-0488 | Dally Family & McIlraith | FS198 | Support In Part | Accept in part |
| DPR-0414 | Kāinga Ora - | 150 | Support In Part | Amend 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 | Stewart Townsend & Fraser | FS039 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS216 | Oppose In Part | Reject the submission in part |
| DPR-0209 | M Singh | FS407 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Rd | FS176 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS056 | Oppose | Reject submissions. |
| DPR-0358 | RWRL | FS194 | Oppose | Reject |
| DPR-0363 | IRHL | FS194 | Oppose | Reject |
| DPR-0374 | RIHL | FS194 | Oppose | Reject |
| DPR-0384 | RIDL | FS194 | Oppose | Reject |
| DPR-0461 | Dunweavin | FS202 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS040 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS572 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS196 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS087 | 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

- 14.3 BE Faulkner, Lincoln University, CDHB, RWRL, IRHL, RIHL, and RIDL⁵² support the objective. This support is noted and I recommend that these submission points are accepted in part on the basis that I have recommended that Policy 1 be amended.
- 14.4 The Wrights⁵³ seeks the retention of the overlay on their specific land and associated objectives and policies that support that. This support is noted and I recommend that this submission point is accepted in part on the basis that I have recommended that Policy 1 be amended.
- 14.5 Hughes Developments⁵⁴ seek to add the following 'or other relevant planning document or directive' to the end of the policy. The policy enables Council to identify areas that are supported by development plans for potential future growth and reflect the adopted response to growth. Development plan is a term defined in the PDP and references spatial plans or strategies adopted by council. The submission point contends that council development plans do not update as fast as growth changes and that council plans should not be an impediment to implementing the most up to date planning direction or requirements. This policy does not preclude response outside of what is identified within the development plans, such as private plan changes using Policy 8 of the NPS-UD or Covid Fast Track Consent applications. Further, the chapter, as a whole, provides a framework for responding to development outside of the overlay. Therefore, the additional wording is not supported and I recommend that the submission point is rejected.
- 14.6 Waka Kotahi⁵⁵ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected.
- 14.7 Kāinga Ora⁵⁶, seeks amendments to the policy and that the policy is moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The amendments seek the following changes (shown in bold) 'Spatially identify new **greenfield** urban growth areas **through application of the Future Urban Zone**'. The use of the Future Urban Zone compared to an overlay is already discussed in Section 9. The addition of 'greenfield' is appropriate as it differentiates from growth via intensification. Therefore, I recommend that this submission point is accepted in part.

Recommendations and amendments

- 14.8 I recommend, for the reason above, that the Hearings Panel:
- a. Amend the UG-P1 to include reference to greenfield urban growth to improve clarity.

⁵² DPR-0125.004, DPR-0205.042, DPR-0343.035, DPR-0358.327, DPR-0363.316, DPR-0374.322, and DPR-0384.334

⁵³ DPR-0361.005

⁵⁴ DPR-0412.006

⁵⁵ DPR-0375.161

⁵⁶ DPR-0414.150

14.9 The amendments recommended to UG-P1 in the PDP is also set out in a consolidated manner in **Appendix 2**.

14.10 It is recommended that the submission and further submission points are accepted in part as shown in **Appendix 1**.

14.11 The scale of change does not require a s32AA evaluation.

15. Policy 2

Introduction

15.1 This section responds to the submission points relating to Policy 2.

Submissions

15.2 There are ten submission points and 60 further submission points relating to Policy 2.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|--|
| DPR-0125 | BE Faulkner | 016 | Support | Not specified. |
| DPR-0205 | Lincoln University | 043 | Support | Retain as notified. |
| DPR-0342 | AgResearch | FS008 | Support | Allow in full |
| DPR-0343 | CDHB | 036 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS106 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS045 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | M Singh | FS094 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |
| DPR-0298 | Trices Rd | FS360 | Oppose In Part | Reject submission points identified |
| DPR-0302 | Smith Boyd & Blanchard | FS123 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS871 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family & McIlraith | FS106 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS460 | Oppose | Reject submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS384 | Oppose | Reject the submission |
| DPR-0358 | RWRL | 328 | Oppose | Delete as notified. |
| DPR-0136 | Stewart Townsend & Fraser | FS149 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS063 | Support | Accept the submission to the extent that the UGO should not be the sole or principal with respect to the GRZ, and accept any other amendments consistent with our submission |
| DPR-0209 | M Singh | FS415 | Support | Accept the submission in part |
| DPR-0298 | Trices Rd | FS494 | Support In Part | Accept submission in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|---|
| DPR-0302 | Smith Boyd & Blanchard | FS166 | Support In Part | Accept submissions in part. |
| DPR-0375 | Waka Kotahi | FS232 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0461 | Dunweavin | FS026 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS147 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS349 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS517 | Oppose | Reject the submission and Amend the Proposed Selwyn District Plan to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0361 | The Wrights | 006 | Support In Part | Retain Urban Growth Overlay notation on this property and the associated objectives and policies should the request to rezone the site be unsuccessful. |
| DPR-0363 | IRHL | 317 | Oppose | Delete as notified. |
| DPR-0136 | Stewart Townsend & Fraser | FS177 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS069 | Support | Accept the submission to the extent that the UGO should not be the sole or principal with respect to the GRZ, and accept any other amendments consistent with our submission |
| DPR-0209 | M Singh | FS586 | Support | Accept the submission in part |
| DPR-0298 | Trices Rd | FS661 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS194 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS033 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS175 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS194 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO |
| DPR-0493 | Gallina & Heinz-Wattie | FS583 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0374 | RIHL | 323 | Oppose | Delete as notified. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|--|
| DPR-0032 | CCC | FS064 | Oppose | Retain the Urban Growth Overlay or include alternative provisions that give direction as to the location of urban development. Retain the existing wording of the overview, Policies 3 and 4, UG-R1 and UG-MAT1. |
| DPR-0136 | Stewart Townsend & Fraser | FS225 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS597 | Support In Part | Accept the submission in part |
| DPR-0206 | Urban Holdings Limited, Suburban Estates Limited & Cairnbrae Developments Limited | FS002 | Support In Part | Remove the urban growth overlay and amend associated policies or specify that the overlay while being a priority area is not the only area where growth can or should occur. |
| DPR-0209 | M Singh | FS841 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS812 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS241 | Support In Part | Accept submissions in part. |
| DPR-0411 | Hughes Developments Limited | FS010 | Support | Remove the urban growth overlay and amend associated policies or specify that the overlay while being a priority area is not the only area where growth can or should occur. |
| DPR-0461 | Dunweavin | FS041 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS223 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS038 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS721 | Support In Part | Accept submission in part and Amend the Proposed District Plan to achieve consistency with the NPSUD with respect to responding to urban development proposals outside the UGO |
| DPR-0375 | Waka Kotahi | 162 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Stewart Townsend & Fraser | FS124 | Oppose | Reject submission |
| DPR-0209 | The Williams | FS988 | Oppose | Reject submission |
| DPR-0298 | M Singh | FS330 | Oppose | Reject submission |
| DPR-0302 | Trices Rd | FS141 | Oppose | Reject submissions. |
| DPR-0358 | Smith Boyd & Blanchard | FS177 | Oppose | Reject |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-----------------------------|------------------|--------------------|---|
| DPR-0363 | IRHL | FS177 | Oppose | Reject |
| DPR-0374 | RIHL | FS177 | Oppose | Reject |
| DPR-0384 | RIDL | FS177 | Oppose | Reject |
| DPR-0488 | Dally Family & McIlraith | FS123 | Oppose In Part | Reject in part |
| DPR-0384 | RIDL | 335 | Oppose | Delete as notified. |
| DPR-0414 | Kāinga Ora | 151 | Support In Part | Amend 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 | Stewart Townsend & Fraser | FS040 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS217 | Oppose In Part | Reject the submission in part |
| DPR-0209 | M Singh | FS408 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Rd | FS177 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS057 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS203 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS041 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS573 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS197 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS088 | 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

15.3 BE Faulkner, Lincoln University, and CDHB⁵⁷ support the policy. This support is noted and I recommend that these submission points are accepted.

15.4 The Wrights⁵⁸ seek the retention of the overlay on their specific land and associated objectives and policies that support that. This support is noted and I recommend that this submission point is accepted.

⁵⁷ DPR-0125.016, DPR-0205.043, and DPR-0343.036

⁵⁸ DPR-0361.006

- 15.5 Waka Kotahi⁵⁹ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected
- 15.6 Kāinga Ora⁶⁰, seeks amendments and that the policy is moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The amendments seek the following changes (shown in bold) ‘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**’. The use of the Future Urban Zone compared to an overlay is already discussed in Section 9. The addition of ‘supported by a development plan’ is redundant as the land identified in a development plan (as defined) is what is included within the overlay. Therefore, I recommend that this submission point is rejected.
- 15.7 RWRL, IRHL, RIHL, and RIDL⁶¹ seek that the policy is deleted. This is because the use of an overlay is inappropriate and inconsistent with the NPS-UD. As outlined in Section 9, this policy does not preclude response outside of what is identified within the overlay, rather the chapter, as a whole, provides a framework and hierarchy for responding to development across the district. It is therefore appropriate to keep the policy and I recommend that these submission points are rejected.

Recommendations

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

16. Policy 3

Introduction

- 16.1 This section responds to the submission points relating to Policy 3.

Submissions

- 16.2 There are twenty-six submission points and 94 further submission points relating to Policy 3.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|----------|---------------------|
| DPR-0125 | BE Faulkner | 017 | Support | Not specified. |
| DPR-0136 | Stewart Townsend & Fraser | 004 | Oppose | Delete as notified. |

⁵⁹ DPR-0375.162

⁶⁰ DPR-0414.151

⁶¹ DPR-0358.328, DPR-0363.317, DPR-0374.323, and DPR-0384.335

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|--|
| DPR-0032 | CCC | FS018 | Support In Part | <i>The proposed plan not be amended as sought by the submitter.</i> |
| DPR-0422 | NCFF | FS165 | Oppose | <i>Disallow the submission point. Retain the policy as notified.</i> |
| DPR-0137 | Pinedale & Kintyre | 004 | Oppose | Delete as notified. |
| DPR-0032 | CCC | FS022 | Support In Part | <i>The proposed plan not be amended as sought by the submitter.</i> |
| DPR-0375 | Waka Kotahi | FS212 | Oppose | <i>Further consideration is given to the submission prior to determining whether an increased density is appropriate.</i> |
| DPR-0157 | The Williams | 003 | Oppose | Delete as notified. |
| DPR-0032 | CCC | FS024 | Support In Part | <i>The proposed plan not be amended as sought by the submitter.</i> |
| DPR-0548 | Debbie & Andrew Maples | FS002 | Oppose | Reject. |
| DPR-0582 | Andrew and Debbie Maples | FS002 | Oppose | Reject |
| DPR-0588 | Michael House | FS023 | Support | <i>The proposed changes to the PDP objectives and policies to be accepted</i> |
| DPR-0176 | Macaulay & Reid | 004 | Oppose | Delete as notified. |
| DPR-0246 | Craig Robertson | FS005 | Support In Part | <i>Support the submission subject to the rezoning proposal providing for appropriate integration and connectivity with residential development of my land.</i> |
| DPR-0180 | The Bonds | 004 | Oppose | Delete UG-P3 in its entirety |
| DPR-0032 | CCC | FS028 | Support In Part | <i>Amend the UGOOverview as follows; "... there is at least sufficient urban development capacity ...". In all other respects the proposed plan not be amended as sought by the submitter.</i> |
| DPR-0205 | Lincoln University | 044 | Support | Retain as notified. |
| DPR-0342 | AgResearch | FS009 | Support | Allow in full |
| DPR-0209 | M Singh | 006 | Oppose | Delete UG-P3 as notified. |
| DPR-0032 | CCC | FS029 | Support In Part | <i>Amend the UGOOverview as follows; "... there is at least sufficient urban development capacity ...". In all other respects the proposed plan not be amended as sought by the submitter.</i> |
| DPR-0260 | CRC | 150 | Support | Retain as notified. |
| DPR-0136 | Stewart Townsend & Fraser | FS021 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS929 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | M Singh | FS089 | Oppose | Reject the submission in part. |
| DPR-0298 | Trices Rd | FS039 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS038 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS905 | Oppose | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS022 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS788 | Oppose | Reject Submission |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|----------------------------|--|
| DPR-0493 | Gallina & Heinz-Wattie | FS055 | Oppose | Reject submission in part being the amendments sought and the notified provisions sought to be retained |
| DPR-0298 | Trices Rd | 009 | Oppose In Part | Delete UG-P3 as notified |
| DPR-0032 | CCC | FS334 | Support In Part | Amend the UGO Overview as follows; "... there is at least sufficient urban development capacity ...". In all other respects the proposed plan not be amended as sought by the submitter. |
| DPR-0302 | Smith Boyd & Blanchard | 004 | Oppose | Delete as notified |
| DPR-0493 | Gallina & Heinz-Wattie | FS004 | Neither Support Nor Oppose | Neutral |
| DPR-0343 | CDHB | 037 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS107 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS046 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | M Singh | FS095 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |
| DPR-0298 | Trices Rd | FS361 | Oppose In Part | Reject submission points identified |
| DPR-0302 | Smith Boyd & Blanchard | FS124 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS872 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family & McIlraith | FS107 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS461 | Oppose | Reject submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS385 | Oppose | Reject the submission |
| DPR-0344 | Four Stars & Gould | 010 | Oppose | Delete as notified |
| DPR-0358 | RWRL | 329 | Oppose | Delete as notified. |
| DPR-0136 | Stewart Townsend & Fraser | FS150 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS449 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS538 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS495 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS167 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS540 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family & McIlraith | FS148 | Support In Part | Accept in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|--------------------|--|
| DPR-0492 | Kevler Development | FS425 | Support | Accept submission in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS518 | Support In Part | Accept the submission in part. |
| DPR-0363 | IRHL | 318 | Oppose | Delete as notified. |
| DPR-0136 | Stewart Townsend & Fraser | FS178 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS783 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS587 | Support | Accept the submission in part |
| DPR-0298 | Trices Rd | FS662 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS195 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS034 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS176 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS195 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO |
| DPR-0493 | Gallina & Heinz-Wattie | FS584 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0367 | Orion | 045 | Support | Retain as notified. |
| DPR-0407 | Forest & Bird | FS614 | Oppose | Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure. |
| DPR-0371 | CIAL | 058 | Support | Retain as notified |
| DPR-0353 | Hort NZ | FS121 | Oppose | Reject |
| DPR-0374 | RIHL | 324 | Oppose | Delete as notified. |
| DPR-0032 | CCC | FS065 | Oppose | Retain the Urban Growth Overlay or include alternative provisions that give direction as to the location of urban development. Retain the existing wording of the overview, Policies 3 and 4, UG-R1 and UG-MAT1. |
| DPR-0136 | Stewart Townsend & Fraser | FS226 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS598 | Support In Part | Accept the submission in part |
| DPR-0206 | Urban Holdings Limited, Suburban Estates Limited & Cairnbrae Developments Limited | FS003 | Support In Part | Remove the urban growth overlay and amend associated policies or specify that the overlay while being a priority area is not the only area where growth can or should occur. |
| DPR-0209 | M Singh | FS842 | Support In Part | Accept the submission in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|-----------------|---|
| DPR-0298 | Trices Rd | FS813 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS242 | Support In Part | Accept submissions in part. |
| DPR-0411 | Dunweavin | FS011 | Support | Remove the urban growth overlay and amend associated policies or specify that the overlay while being a priority area is not the only area where growth can or should occur. |
| DPR-0461 | Dally Family & McIlraith | FS042 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Kevler Development | FS224 | Support In Part | Accept in part |
| DPR-0492 | Gallina & Heinz-Wattie | FS039 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS722 | Support In Part | Accept submission in part and Amend the Proposed District Plan to achieve consistency with the NPSUD with respect to responding to urban development proposals outside the UGO |
| DPR-0375 | Waka Kotahi | 163 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Stewart Townsend & Fraser | FS125 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS989 | Oppose | Reject submission |
| DPR-0298 | Trices Rd | FS331 | Oppose | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS142 | Oppose | Reject submissions. |
| DPR-0358 | RWRL | FS178 | Oppose | Reject |
| DPR-0363 | IRHL | FS178 | Oppose | Reject |
| DPR-0374 | RIHL | FS178 | Oppose | Reject |
| DPR-0384 | RIDL | FS178 | Oppose | Reject |
| DPR-0488 | Dally Family & McIlraith | FS124 | Oppose In Part | Reject in part |
| DPR-0384 | RIDL | 336 | Oppose | Delete as notified. |
| DPR-0412 | Hughes Developments | 007 | Oppose | Delete as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS201 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS874 | Support In Part | Accept submission in part |
| DPR-0209 | M Singh | FS1053 | Support In Part | Accept submission in part |
| DPR-0298 | Trices Rd | FS848 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS217 | Support In Part | Accept submissions in part. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|------------------------------------|------------------|-----------------|--|
| DPR-0488 | Dally Family & McIlraith | FS199 | Support In Part | Accept in part |
| DPR-0414 | Kāinga Ora | 152 | Support In Part | Amend 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 | Stewart Townsend & Fraser | FS041 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS218 | Oppose In Part | Reject the submission in part |
| DPR-0209 | M Singh | FS409 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Rd | FS178 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS058 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS204 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS042 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS574 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS198 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS089 | 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-0460 | Marama Te Wai Ltd | 011 | Oppose | Delete UG-P3 as notified |
| DPR-0347 | Richard Erskine & Trish Standfield | FS011 | Oppose | 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. Refer to original further submission for full decision requested. |
| DPR-0578 | Elene (Helen) Anderson | FS029 | 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 | FS011 | Oppose | Reject submission point and maintain zoning and policy as drafted in PDP. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--------------------------|------------------|----------|--|
| DPR-0461 | Dunweavin | 006 | Oppose | Delete as notified |
| DPR-0488 | Dally Family & McIlraith | 007 | Oppose | Delete as notified. |
| DPR-0588 | Michael House | FS004 | Support | <i>The proposed changes to the PDP objectives and policies to be accepted</i> |
| DPR-0493 | Gallina & Heinz-Wattie | 004 | Oppose | Delete as notified. |
| DPR-0302 | Smith Boyd & Blanchard | FS007 | Support | <i>Support subject to being consistent with the relief sought by submission 302.</i> |

Analysis

- 16.3 BE Faulkner, Lincoln University, CRC, CDHB, Orion, and CIAL⁶² support the policy. This support is noted and I recommend that these submission points are accepted.
- 16.4 Waka Kotahi⁶³ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected.
- 16.5 Kāinga Ora⁶⁴ seeks amendments and that the policy is moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The amendments seek the following changes (shown in bold) ‘... the District outside the **Urban Growth Overlay Future Urban Zone**’. The use of the Future Urban Zone compared to an overlay is already discussed in Section 9. Therefore, I recommend that this submission point is rejected.
- 16.6 Stewart Townsend & Fraser, Pinedale & Kintyre, The Williams, Macauley & Reid, The Bonds, M Singh, Trices Rd, Smith Boyd & Blanchard, Four Stars & Gould, RWRL, IRHL, RIHL, RIDL, Hughes Developments, Marama Te Wai Ltd, Dunweavin, Dally Family & McIlraith, and Gallina Nominees & Heinz-Wattie⁶⁵ oppose or oppose in part seek to delete the entire policy as notified. The submission points state that it is inconsistent with the NPS-UD and counter intuitive to providing for urban growth. This is because growth has exceeded the strategically planned capacity and the ability for Council to respond is slow. As outlined in Section 9, this policy does not preclude a response outside of what is identified within the overlay, rather the chapter, as a whole, provides a framework and hierarchy for responding to development across the district, consistent with the NPS-UD. This policy

⁶² DPR-0125.017, DPR-0205.044, DPR-0260.150, DPR-0343.037, DPR-0367.045, and DPR-0371.058

⁶³ DPR-0375.163

⁶⁴ DPR-0414.152

⁶⁵ DPR-0136.004, DPR-0137.004, DPR-0157.003, DPR-0176.004, DPR-0180.004, DPR-0209.006, DPR-0298.009, DPR-0302.004, DPR-0344.010, DPR-0358.329, DPR-0363.318, DPR-0374.324, DPR-0384.336, DPR-0412.007, DPR-0460.011, DPR-0461.006, DPR-0488.007, and DPR-0493.004

clearly states where development would be considered unanticipated. It is therefore appropriate to keep the policy and I recommend that these submission points are rejected.

Recommendations and amendments

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

17. Policy 4

Introduction

- 17.1 This section responds to the submission points relating to Policy 4.

Submissions

- 17.2 There are twenty-seven submission points and 85 further submission points relating to Policy 4.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-------------------|--|
| DPR-0125 | BE Faulkner | 018 | Support | Not specified. |
| DPR-0136 | Stewart Townsend & Fraser | 005 | Oppose | Amend as follows: 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 Urban Growth Overlay , where it maintains a consolidated and compact urban form. |
| DPR-0375 | Waka Kotahi | FS209 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0422 | NCCF | FS166 | Oppose | Disallow the submission point. Retain the policy as notified. |
| DPR-0137 | Pinedale & Kintyre | 005 | Oppose | Amend as follows: 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 Urban Growth Overlay , where it maintains a consolidated and compact urban form. |
| DPR-0375 | Waka Kotahi | FS213 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0157 | The Williams | 005 | Oppose In Part | Amend as follows: 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 Urban Growth Overlay where it maintains a consolidated and compact urban form. |
| DPR-0588 | Michael House | FS025 | Support | The proposed changes to the PDP objectives and policies to be accepted |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|---|
| DPR-0176 | Macaulay & Reid | 005 | Oppose | Amend as follows: 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 Urban Growth Overlay, where it maintains a consolidated and compact urban form. |
| DPR-0246 | Craig Robertson | FS006 | Support In Part | Support the submission subject to the rezoning proposal providing for appropriate integration and connectivity with residential development of my land. |
| DPR-0375 | Waka Kotahi | FS216 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0178 | Carey Manson | 004 | Oppose | Amend as follows: 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 Urban Growth Overlay, where it maintains a consolidated and compact urban form. |
| DPR-0205 | Lincoln University | 045 | Support | Retain as notified. |
| DPR-0342 | AgResearch | FS010 | Support | Allow in full |
| DPR-0209 | M Singh | 007 | Oppose | Amend UG-P4 to read: 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 Urban Growth Overlay, where it maintains a consolidated and compact urban form. |
| DPR-0260 | CRC | 151 | Support | Retain as notified. |
| DPR-0136 | Stewart Townsend & Fraser | FS022 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS930 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | M Singh | FS090 | Oppose | Reject the submission in part. |
| DPR-0298 | Trices Rd | FS040 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS039 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS850 | Oppose | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS023 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS789 | Oppose | Reject Submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS056 | Oppose | Reject submission in part being the amendments sought and the notified provisions sought to be retained |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-------------------------------------|--|
| DPR-0298 | Trices Rd | 010 | Oppose In Part | Amend UG-P4 as follows: 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 Urban Growth Overlay , where it maintains a consolidated and compact urban form. |
| DPR-0302 | Smith Boyd & Blanchard | 005 | Oppose In Part | Amend as follows: 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 Urban Growth Overlay , where it maintains a consolidated and compact urban form. |
| DPR-0493 | Gallina & Heinz-Wattie | FS005 | Neither Support Nor Oppose | Neutral |
| DPR-0343 | CDHB | 038 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS108 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS047 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | M Singh | FS096 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |
| DPR-0298 | Trices Rd | FS362 | Oppose In Part | Reject submission points identified |
| DPR-0302 | Smith Boyd & Blanchard | FS125 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS873 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family & McIlraith | FS108 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS462 | Oppose | Reject submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS386 | Oppose | Reject the submission |
| DPR-0344 | Four Stars & Gould | 011 | Oppose In Part | Amend as follows: 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 Urban Growth Overlay , where it maintains a consolidated and compact urban form. |
| DPR-0032 | CCC | FS049 | Oppose | Retain the existing wording of the policy. |
| DPR-0375 | Waka Kotahi | FS229 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|---|
| DPR-0358 | RWRL | 330 | Support In Part | Amend this provision as follows: 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 Urban Growth Overlay , where it maintains a consolidated and compact urban form. |
| DPR-0032 | CCC | FS048 | Oppose | Retain the existing wording of the policy. |
| DPR-0136 | Stewart Townsend & Fraser | FS151 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS064 | Support | Accept the submission to the extent that the UGO should not be the sole or principal with respect to the GRZ, and accept any other amendments consistent with our submission |
| DPR-0209 | M Singh | FS416 | Support | Accept the submission in part |
| DPR-0298 | Trices Rd | FS496 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS168 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS027 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS149 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS350 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS519 | Oppose | Reject the submission and Amend the Proposed Selwyn District Plan to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0361 | The Wrights | 007 | Support In Part | Retain Urban Growth Overlay notation on this property and the associated objectives and policies should the request to rezone the site be unsuccessful. |
| DPR-0363 | IRHL | 319 | Support In Part | Amend this provision as follows: 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 Urban Growth Overlay , where it maintains a consolidated and compact urban form. |
| DPR-0032 | CCC | FS050 | Oppose | Retain the existing wording of the policy. |
| DPR-0136 | Stewart Townsend & Fraser | FS179 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS070 | Support | Accept the submission to the extent that the UGO should not be the sole or principal with respect to the GRZ, and accept any other amendments consistent with our submission |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|---|
| DPR-0209 | M Singh | FS588 | Support | Accept the submission in part |
| DPR-0298 | Trices Rd | FS663 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS196 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS035 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS177 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS196 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO |
| DPR-0493 | Gallina & Heinz-Wattie | FS585 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0374 | RIHL | 325 | Support In Part | Amend this provision as follows: 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 Urban Growth Overlay, where it maintains a consolidated and compact urban form. |
| DPR-0136 | Stewart Townsend & Fraser | FS227 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS599 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS843 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS814 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS243 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS043 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS225 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS040 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS723 | Support In Part | Accept submission in part and Amend the Proposed District Plan to achieve consistency with the NPSUD with respect to responding to urban development proposals outside the UGO |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-----------------------------|------------------|-----------------|---|
| DPR-0375 | Waka Kotahi | 164 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Stewart Townsend & Fraser | FS126 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS990 | Oppose | Reject submission |
| DPR-0298 | Trices Rd | FS332 | Oppose | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS143 | Oppose | Reject submissions. |
| DPR-0358 | RWRL | FS179 | Oppose | Reject |
| DPR-0363 | IRHL | FS179 | Oppose | Reject |
| DPR-0374 | RIHL | FS179 | Oppose | Reject |
| DPR-0384 | RIDL | FS179 | Oppose | Reject |
| DPR-0488 | Dally Family & McIlraith | FS125 | Oppose In Part | Reject in part |
| DPR-0376 | Fox & Associates | 004 | Oppose | Amend UG-P4 to read: 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 Urban Growth Overlay, where it maintains a consolidated and compact urban form. |
| DPR-0384 | RIDL | 337 | Support In Part | Amend this provision as follows: 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 Urban Growth Overlay, where it maintains a consolidated and compact urban form. |
| DPR-0399 | Gulf Central & Apton | 005 | Oppose In Part | Amend as follows: 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 Urban Growth Overlay, where it maintains a consolidated and compact urban form. |
| DPR-0415 | Fulton Hogan Limited | FS017 | 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 | FS005 | 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. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-------------------------------------|------------------|-----------------|--|
| DPR-0575 | Makz Trailers Limited | FS005 | 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 | FS005 | 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 | FS005 | 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-0414 | Kāinga Ora | 153 | Support In Part | Amend 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 Urban Growth Overlay Future Urban Zone , where it to maintains a consolidated and compact urban form. |
| DPR-0136 | Stewart Townsend & Fraser | FS042 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS219 | Oppose In Part | Reject the submission in part |
| DPR-0209 | M Singh | FS411 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Rd | FS179 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS059 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS205 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS043 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS575 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS199 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS090 | 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. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|------------------------------------|------------------|----------------|---|
| DPR-0460 | Marama Te Wai Ltd | 012 | Oppose | Amend UG-P4 to read: 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 Urban Growth Overlay, where it maintains a consolidated and compact urban form |
| DPR-0347 | Richard Erskine & Trish Standfield | FS012 | 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. Refer to original further submission for full decision requested.</i> |
| DPR-0578 | Elene (Helen) Anderson | FS030 | Oppose | <i>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.</i> |
| DPR-0461 | Dunweavin | 007 | Oppose In Part | Amend as follows: 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 Urban Growth Overlay, where it maintains a consolidated and compact urban form. |
| DPR-0488 | Dally Family & McIlraith | 008 | Oppose In Part | Amend as follows: 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 Urban Growth Overlay, where it maintains a consolidated and compact urban form. |
| DPR-0588 | Michael House | FS005 | Support | <i>The proposed changes to the PDP objectives and policies to be accepted</i> |
| DPR-0491 | Paul and Sue Robinson | 005 | Oppose | Amend as follows: 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 Urban Growth Overlay, where it maintains a consolidated and compact urban form. |
| DPR-0493 | Gallina & Heinz-Wattie | 005 | Oppose | Amend as follows: 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 Urban Growth Overlay, where it maintains a consolidated and compact urban form. |
| DPR-0302 | Smith Boyd & Blanchard | FS008 | Support | <i>Support subject to being consistent with the relief sought by submission 302.</i> |

Analysis

- 17.3 BE Faulkner, Lincoln University, CRC, and CDHB⁶⁶ support the policy. This support is noted and I recommend that these submission points are accepted.
- 17.4 The Wrights⁶⁷ seeks the retention of the overlay on their specific land and associated objectives and policies that support that. This support is noted and I recommend that this submission point is accepted.
- 17.5 Waka Kotahi⁶⁸ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected.
- 17.6 Kāinga Ora⁶⁹ seeks amendments and that the policy is moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The amendments seek the following changes (shown in bold) ‘... the District outside the **Urban Growth Overlay, where it maintains Future Urban Zone, to maintain**’. The use of the Future Urban Zone compared to an overlay is already discussed in Section 9. Therefore, I recommend that this submission point is rejected.
- 17.7 Stewart Townsend & Fraser, Pinedale & Kintyre, The Williams, Macauley & Reid, Manson, M Singh, Trices Rd, Smith Boyd & Blanchard, Four Stars & Gould, RWRL, IRHL, RIHL, Fox & Associates, RIDL, Gulf & Apton, Marama Te Wai Ltd, Dunweavin, Dally & McIlraith, The Robinsons, and Gallina Nominees & Heinz-Wattie⁷⁰ seek the following wording changes (shown in bold) ‘extensions to any township boundary **outside the Greater Christchurch area of the District outside the Urban Growth Overlay, ...**’. For completeness, two of these submission points⁷¹ did not seek the deletion of ‘outside the Urban Growth Overlay’. The submission points sought this change as it is inconsistent with the NPS-UD and the policy should be broadened to the whole district (with assumed subsequent changes to previous policies). As outlined in Section 9, this policy provides a framework and hierarchy for responding to development across the district, consistent with the NPS-UD. This policy, along with Policy 3, provides direction for unanticipated development and the difference is based on where urban and rural-residential development tends to concentrate, and so this distinction is

⁶⁶ DPR-0125.018, DPR0205.045, DPR-0260.151, and DPR-0343.038

⁶⁷ DPR-0361.007

⁶⁸ DPR-0375.164

⁶⁹ DPR-0414.153

⁷⁰ DPR-0136.005, DPR-0137.005, DPR-0157.005, DPR-0176.005, DPR-0178.004, DPR-0209.007, DPR-0298.010, DPR-0302.005, DPR-0344.011, DPR-0358.330, DPR-0363.319, DPR-0374.325, DPR-0376.004, DPR-0384.337, DPR-0399.005, DPR-0460.012, DPR-0461.007, DPR-0488.008, DPR-0491.005, and DPR-0493.005

⁷¹ DPR-0344.011, and DPR-0461.007

reasonable. Therefore it is appropriate to keep the policy as is and I recommend that these submission points are rejected.

Recommendations

17.8 I recommend, for the reasons given above, that the Hearing Panel retain the provision as notified.

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

18. Policy 5

Introduction

18.1 This section responds to the submission points relating to Policy 5.

Submissions

18.2 There are ten submission points and 64 further submission points relating to Policy 5.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-------------------|--|
| DPR-0125 | BE Faulkner | 019 | Support | Not specified. |
| DPR-0205 | Lincoln University | 046 | Support | Retain as notified. |
| DPR-0342 | AgResearch | FS011 | Support | Allow in full |
| DPR-0260 | CRC | 152 | Support | Retain as notified. |
| DPR-0136 | Stewart Townsend & Fraser | FS023 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS931 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | M Singh | FS091 | Oppose | Reject the submission in part. |
| DPR-0298 | Trices Rd | FS041 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS040 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS423 | Oppose | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS024 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS790 | Oppose | Reject Submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS057 | Oppose | Reject submission in part being the amendments sought and the notified provisions sought to be retained |
| DPR-0343 | CDHB | 039 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS109 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS048 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | M Singh | FS097 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |
| DPR-0298 | Trices Rd | FS363 | Oppose In Part | Reject submission points identified |
| DPR-0302 | Smith Boyd & Blanchard | FS126 | Oppose | Reject submissions. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|---|
| DPR-0461 | Dunweavin | FS874 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family & McIlraith | FS109 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS463 | Oppose | Reject submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS387 | Oppose | Reject the submission |
| DPR-0358 | RWRL | 331 | Support In Part | Amend as follows: Enable land to be rezoned Maori Purpose Zone outside an Urban Growth Overlay , where it is consistent with the outcomes identified in the Māori Purpose Zone. |
| DPR-0136 | Stewart Townsend & Fraser | FS152 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS450 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS539 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS497 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS169 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS541 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family & McIlraith | FS150 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS427 | Support | Accept submission in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS520 | Support In Part | Accept the submission in part. |
| DPR-0363 | IRHL | 320 | Support In Part | Amend as follows: Enable land to be rezoned Maori Purpose Zone outside an Urban Growth Overlay , where it is consistent with the outcomes identified in the Māori Purpose Zone. |
| DPR-0136 | Stewart Townsend & Fraser | FS180 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS785 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS706 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS664 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS197 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS699 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family & McIlraith | FS178 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS319 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS586 | Support In Part | Accept the submission in part. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|---|
| DPR-0374 | RIHL | 326 | Support In Part | Amend as follows: Enable land to be rezoned Maori Purpose Zone outside an Urban Growth Overlay , where it is consistent with the outcomes identified in the Māori Purpose Zone. |
| DPR-0136 | Stewart Townsend & Fraser | FS228 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS600 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS962 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS815 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS244 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS842 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS226 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS163 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS724 | Support In Part | Accept the submission in part. |
| DPR-0375 | Waka Kotahi | 165 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Stewart Townsend & Fraser | FS127 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS991 | Oppose | Reject submission |
| DPR-0298 | Trices Rd | FS333 | Oppose | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS144 | Oppose | Reject submissions. |
| DPR-0358 | RWRL | FS180 | Oppose | Reject |
| DPR-0363 | IRHL | FS180 | Oppose | Reject |
| DPR-0374 | RIHL | FS180 | Oppose | Reject |
| DPR-0384 | RIDL | FS180 | Oppose | Reject |
| DPR-0488 | Dally Family & McIlraith | FS126 | Oppose In Part | Reject in part |
| DPR-0384 | RIDL | 338 | Support In Part | Amend as follows: Enable land to be rezoned Maori Purpose Zone outside an Urban Growth Overlay , where it is consistent with the outcomes identified in the Māori Purpose Zone. |
| DPR-0414 | Kāinga Ora | 154 | Support In Part | Amend 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. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-----------------------------|------------------|-----------------|---|
| DPR-0136 | Stewart Townsend & Fraser | FS043 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS220 | Oppose In Part | Reject the submission in part |
| DPR-0209 | M Singh | FS999 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Rd | FS180 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS060 | Oppose | Reject submissions. |
| DPR-0488 | Dally Family & McIlraith | FS044 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS576 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS200 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS091 | 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

- 18.3 BE Faulkner, Lincoln University, CRC, and CDHB⁷² support the policy. This support is noted and I recommend that these submission points are accepted.
- 18.4 Waka Kotahi⁷³ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected
- 18.5 Kāinga Ora⁷⁴ seeks amendments and that the policy is moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The amendments seek the following changes (shown in bold) ‘... outside ~~an Urban Growth Overlay~~ a **Future Urban Zone**.’ The use of the Future Urban Zone compared to an overlay is already discussed in Section 9. Therefore, I recommend that this submission point is rejected.

⁷² DPR-0125.019, DPR-0205.046, DPR-0260.152, and DPR-0343.039

⁷³ DPR-0375.165

⁷⁴ DPR-0414.154

- 18.6 RWRL, IRHL, RIHL, and RIDL⁷⁵ seek the deletion of the phrase ‘Outside an Urban Growth Overlay’ because it is inconsistent with the NPS-UD. As outlined in Section 9, this policy provides a framework and hierarchy for responding to development across the district, consistent with the NPS-UD. Therefore, I recommend that this submission point is rejected.

Recommendations

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

19. Policy 6

Introduction

- 19.1 This section responds to the submission points relating to Policy 6.

Submissions

- 19.2 There are twelve submission points and 68 further submission points relating to Policy 6.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-------------------|---|
| DPR-0125 | BE Faulkner | 020 | Support | Not specified. |
| DPR-0142 | NZ Pork | 038 | Support | Retain as notified. |
| DPR-0136 | Stewart Townsend & Fraser | FS270 | Oppose | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS269 | Oppose In Part | Reject submission in part |
| DPR-0205 | Lincoln University | 047 | Support | Retain as notified. |
| DPR-0342 | AgResearch | FS012 | Support | Allow in full |
| DPR-0260 | CRC | 153 | Support | Retain as notified. |
| DPR-0136 | Stewart Townsend & Fraser | FS024 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS932 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | M Singh | FS092 | Oppose | Reject the submission in part. |
| DPR-0298 | Trices Rd | FS042 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS041 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS422 | Oppose | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS025 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS791 | Oppose | Reject Submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS058 | Oppose | Reject submission in part being the amendments sought and the notified provisions sought to be retained |
| DPR-0343 | CDHB | 040 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS110 | Oppose | Reject submission |

⁷⁵ DPR-0358.331, DPR-0363.320, DPR-0374.326, and DPR-0384.338

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|---|
| DPR-0157 | The Williams | FS049 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | M Singh | FS098 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |
| DPR-0298 | Trices Rd | FS364 | Oppose In Part | Reject submission points identified |
| DPR-0302 | Smith Boyd & Blanchard | FS127 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS875 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family & McIlraith | FS110 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS464 | Oppose | Reject submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS388 | Oppose | Reject the submission |
| DPR-0358 | RWRL | 332 | Support In Part | Amend as follows: Enable rural production to continue in <u>Rural zones on land</u> that is subject to an Urban Growth Overlay , 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 | Stewart Townsend & Fraser | FS153 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS451 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS540 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS498 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS170 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS542 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family & McIlraith | FS151 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS428 | Support | Accept submission in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS521 | Support In Part | Accept the submission in part. |
| DPR-0361 | The Wrights | 008 | Support In Part | Retain Urban Growth Overlay notation on this property and the associated objectives and policies should the request to rezone the site be unsuccessful. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|---|
| DPR-0363 | IRHL | 321 | Support In Part | Amend as follows: Enable rural production to continue in Rural zones on land that is subject to an Urban Growth Overlay, 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 | Stewart Townsend & Fraser | FS181 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS800 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS707 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS665 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS198 | Support In Part | Accept submissions in part. |
| DPR-0422 | NCFF | FS172 | Oppose | Disallow the submission point. Retain the policy as notified. |
| DPR-0461 | Dunweavin | FS700 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family & McIlraith | FS179 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS320 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS587 | Support In Part | Accept the submission in part. |
| DPR-0374 | RIHL | 327 | Support In Part | Amend as follows: Enable rural production to continue in Rural zones on land that is subject to an Urban Growth Overlay, 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 | Stewart Townsend & Fraser | FS229 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS601 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS963 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS816 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS245 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS843 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS227 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS164 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS725 | Support In Part | Accept the submission in part. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|--|
| DPR-0375 | Waka Kotahi | 166 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Stewart Townsend & Fraser | FS128 | Oppose | Reject submission |
| DPR-0209 | The Williams | FS992 | Oppose | Reject submission |
| DPR-0298 | M Singh | FS334 | Oppose | Reject submission |
| DPR-0302 | Trices Rd | FS145 | Oppose | Reject submissions. |
| DPR-0358 | RWRL | FS181 | Oppose | Reject |
| DPR-0363 | IRHL | FS181 | Oppose | Reject |
| DPR-0374 | RIHL | FS181 | Oppose | Reject |
| DPR-0384 | RIDL | FS181 | Oppose | Reject |
| DPR-0488 | Dally Family & McIlraith | FS127 | Oppose In Part | Reject in part |
| DPR-0384 | RIDL | 339 | Support In Part | Amend as follows: Enable rural production to continue in <u>Rural zones on land</u> that is subject to an Urban Growth Overlay , 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-0414 | Kāinga Ora | 155 | Support In Part | Amend as follows and move to Strategic Directions: Enable rural production to continue on <u>land</u> 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 | Stewart Townsend & Fraser | FS044 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS221 | Oppose In Part | Reject the submission in part |
| DPR-0209 | M Singh | FS1000 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Rd | FS181 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS061 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS207 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS045 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS577 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS201 | Oppose In Part | Reject the submission points in part. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-----------------------------|------------------|-----------------|---|
| DPR-0565 | Shelley Street Holdings Ltd | FS092 | 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

- 19.3 BE Faulkner, NZ Pork, Lincoln University, CRC, and CDHB⁷⁶ support the policy. This support is noted and I recommend that these submission points are accepted.
- 19.4 The Wrights⁷⁷ seeks the retention of the overlay on their specific land and associated objectives and policies that support that. This support is noted and I recommend that this submission point is accepted.
- 19.5 Waka Kotahi⁷⁸ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected
- 19.6 Kāinga Ora⁷⁹ seeks amendments and that the policy is moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The amendments seek the following changes (shown in bold) ‘... subject to **an Urban Growth Overlay a Future Urban Zone**’. The use of the Future Urban Zone compared to an overlay is already discussed in Section 9. Therefore, I recommend that this submission point is rejected.
- 19.7 RWRL, IRHL, RIHL, RIDL⁸⁰ seek the following amendment (shown in bold) ‘Enable rural production to continue **on land that is subject to an Urban Growth Overlay in Rural zones**, while’. The submission points state that the policy is inconsistent with the NPS-UD. As outlined in Section 9, this policy provides a framework and hierarchy for responding to development across the district, consistent with the NPS-UD. The policy supports the use of rural land that is also within the urban growth overlay. This recognises the current use and allows this to continue until a plan change is undertaken. Therefore, I recommend that these submission points are rejected.

Recommendations

⁷⁶ DPR-0125.020, DPR-0142.038, DPR-0205.047, DPR-0260.153, and DPR-0343.040

⁷⁷ DPR-0361.008

⁷⁸ DPR-0375.166

⁷⁹ DPR-0414.155

⁸⁰ DPR-0358.332, DPR-0363.321, DPR-0374.327, and DPR-0384.339

19.8 I recommend, for the reasons given above, that the Hearings Panel retain the provisions as notified.

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

20. Policy 7

Introduction

20.1 This section responds to the submission points relating to Policy 7.

Submissions

20.2 There are 23 submission points and 96 further submissions relating to Policy 7.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|---|
| DPR-0125 | BE Faulkner | 021 | Support | Not specified. |
| DPR-0136 | Stewart Townsend & Fraser | 006 | Oppose | Delete UG-P7.3 as notified. |
| DPR-0032 | CCC | FS019 | Support In Part | <i>The proposed plan not be amended as sought by the submitter.</i> |
| DPR-0137 | Pinedale & Kintyre | 006 | Oppose | Delete UG-P7.3 as notified. |
| DPR-0032 | CCC | FS023 | Support In Part | <i>The proposed plan not be amended as sought by the submitter.</i> |
| DPR-0157 | Kevin & Bonnie Williams | 006 | Oppose In Part | Delete UG-P7.3 as notified. |
| DPR-0032 | CCC | FS025 | Support In Part | <i>The proposed plan not be amended as sought by the submitter.</i> |
| DPR-0375 | Waka Kotahi | FS215 | Oppose | <i>Further consideration is given to the submission prior to determining whether an increased density is appropriate.</i> |
| DPR-0588 | Michael House | FS026 | Support | <i>The proposed changes to the PDP objectives and policies to be accepted</i> |
| DPR-0176 | Macaulay & Reid | 006 | Oppose | Amend as follows: Any new urban areas shall deliver the following urban form and scale outcomes: ... 3. The extension of township boundaries along any strategic transport network is discouraged where this will give rise to significant adverse effects on the strategic transport network which cannot be mitigated and there are more appropriate alternative locations available |
| DPR-0246 | Craig Robertson | FS007 | Support In Part | <i>Support the submission subject to the rezoning proposal providing for appropriate integration and connectivity with residential development of my land.</i> |
| DPR-0375 | Waka Kotahi | FS217 | Oppose | <i>Further consideration is given to the submission prior to determining whether an increased density is appropriate.</i> |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|--|
| DPR-0180 | The Bonds | 005 | Oppose | Amend UG-P7 to read: Any new urban areas shall deliver the following urban form and scale outcomes: Township boundaries maintain a consolidated and compact urban form; 1. 3. The extension of township boundaries along any strategic transport network is discouraged where there are more appropriate alternative locations available. |
| DPR-0375 | Waka Kotahi | FS220 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0205 | Lincoln University | 048 | Support | Retain as notified. |
| DPR-0342 | AgResearch | FS013 | Support | Allow in full |
| DPR-0260 | CRC | 154 | Support In Part | Amend as follows: The extension of township boundaries along any <u>strategic transport network</u> is discouraged where there are more appropriate alternative locations available. <u>it would adversely affect the safe efficient and effective functioning of the network, including the ability to support freight and passenger transport services, or would foreclose the opportunity for the development of the network to meet future strategic transport requirements.</u> |
| DPR-0136 | Stewart Townsend & Fraser | FS104 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS933 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | M Singh | FS1058 | Oppose | Reject the submission in part. |
| DPR-0298 | Trices Rd | FS043 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS042 | Oppose | Reject submissions. |
| DPR-0358 | RWRL | FS195 | Support | Adopt |
| DPR-0363 | IRHL | FS195 | Support | Adopt |
| DPR-0374 | RIHL | FS195 | Support | Adopt |
| DPR-0384 | RIDL | FS195 | Support | Adopt |
| DPR-0461 | Dunweavin | FS421 | Oppose | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS026 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS800 | Oppose | Reject Submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS069 | Oppose | Reject submission in part being the amendments sought and the notified provisions sought to be retained |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|----------------------------|--|
| DPR-0302 | Smith Boyd & Blanchard | 006 | Oppose In Part | Amend as follows: Any new urban areas shall deliver the following urban form and scale outcomes: Township boundaries maintain a consolidated and compact urban form; 1. 3. The extension of township boundaries along any strategic transport network is discouraged where there are more appropriate alternative locations available. |
| DPR-0375 | Waka Kotahi | FS227 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0493 | Gallina & Heinz-Wattie | FS006 | Neither Support Nor Oppose | Neutral |
| DPR-0343 | CDHB | 041 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS111 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS050 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | M Singh | FS099 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |
| DPR-0298 | Trices Rd | FS365 | Oppose In Part | Reject submission points identified |
| DPR-0302 | Smith Boyd & Blanchard | FS128 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS876 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family & McIlraith | FS111 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS465 | Oppose | Reject submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS389 | Oppose | Reject the submission |
| DPR-0358 | RWRL | 333 | Support In Part | Amend as follows:... 4. The extension of township boundaries along any strategic transport network is discouraged where there are more appropriate alternative locations available, <u>unless significant adverse effects can be avoided or other adverse effects can be remedied or mitigated on and from the strategic transport network.</u> |
| DPR-0136 | Stewart Townsend & Fraser | FS154 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS915 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS541 | Support In Part | Accept the submission in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|--------------------|--|
| DPR-0298 | Trices Rd | FS499 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS171 | Support In Part | Accept submissions in part. |
| DPR-0375 | Waka Kotahi | FS418 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0417 | Jenny Fisher, Graham & Racquel Drayton, John & Fiona Kipping, David & Elizabeth Whiten | FS003 | Support | Amend the wording of UG-P7 a sought by RWRL. |
| DPR-0461 | Dunweavin | FS543 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family & McIlraith | FS152 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS429 | Support | Accept submission in part |
| DPR-0493 | Gallina & Heinz- Wattie | FS522 | Support In Part | Accept the submission in part. |
| DPR-0360 | WMDRA | 003 | Support | That Council: - Applies holistic and long term planning for our urban and community spaces. - Actively resists any piece-meal or short-term approaches to housing development in our neighbourhoods, with new areas designed to be fully integrated with existing communities. - Maintains our township boundaries and pushes back against urban sprawl. |
| DPR-0361 | The Wrights | 009 | Support In Part | Retain Urban Growth Overlay notation on this property and the associated objectives and policies should the request to rezone the site be unsuccessful. |
| DPR-0363 | IRHL | 322 | Support In Part | Amend as follows:... 4. The extension of township boundaries along any strategic transport network is discouraged where there are more appropriate alternative locations available, <u>unless significant adverse effects can be avoided or other adverse effects can be remedied or mitigated on and from the strategic transport network.</u> |
| DPR-0136 | Stewart Townsend & Fraser | FS182 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS786 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS708 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS666 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin | FS701 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family & McIlraith | FS180 | Support In Part | Accept in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|---|
| DPR-0492 | Kevler Development | FS321 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS588 | Support In Part | Accept the submission in part. |
| DPR-0367 | Orion | 046 | Support In Part | Amend as follows:.... <u>5. Achieve new integrated land use and infrastructure planning through effective engagement with infrastructure providers.</u> |
| DPR-0375 | Waka Kotahi | FS236 | Support | Accept proposed amendment. |
| DPR-0407 | Forest & Bird | FS615 | Oppose | Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure. |
| DPR-0374 | RIHL | 328 | Support In Part | Amend as follows:... 4. The extension of township boundaries along any <u>strategic transport network</u> is discouraged where there are more appropriate alternative locations available, <u>unless significant adverse effects can be avoided or other adverse effects can be remedied or mitigated on and from the strategic transport network.</u> |
| DPR-0136 | Stewart Townsend & Fraser | FS230 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS602 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS964 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS817 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS246 | Support In Part | Accept submissions in part. |
| DPR-0453 | LPC | FS028 | Support In Part | Retain as notified |
| DPR-0461 | Dunweavin | FS844 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS228 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS165 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS726 | Support In Part | Accept the submission in part. |
| DPR-0375 | Waka Kotahi | 167 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Stewart Townsend & Fraser | FS129 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS993 | Oppose | Reject submission |
| DPR-0298 | Trices Rd | FS335 | Oppose | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS146 | Oppose | Reject submissions. |
| DPR-0358 | RWRL | FS182 | Oppose | Reject |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|--|
| DPR-0363 | IRHL | FS182 | Oppose | Reject |
| DPR-0374 | RIHL | FS182 | Oppose | Reject |
| DPR-0384 | RIDL | FS182 | Oppose | Reject |
| DPR-0488 | Dally Family & McIlraith | FS128 | Oppose In Part | Reject in part |
| DPR-0384 | RIDL | 340 | Support In Part | Amend as follows:... 4. The extension of township boundaries along any strategic transport network is discouraged where there are more appropriate alternative locations available, <u>unless significant adverse effects can be avoided or other adverse effects can be remedied or mitigated on and from the strategic transport network.</u> |
| DPR-0375 | Waka Kotahi | FS240 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0412 | Hughes Developments | 008 | Oppose In Part | Amend as follows: Any new urban areas shall deliver the following urban form and scale outcomes:... 4. The extension of township boundaries along any strategic transport network is discouraged where there are more appropriate alternative locations available. <u>In relation to arterial roads access onto these roads is discouraged where more appropriate alternative access is available.</u> |
| DPR-0136 | Stewart Townsend & Fraser | FS202 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS875 | Support In Part | Accept submission in part |
| DPR-0209 | M Singh | FS1054 | Support In Part | Accept submission in part |
| DPR-0298 | Trices Rd | FS849 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS218 | Support In Part | Accept submissions in part. |
| DPR-0358 | RWRL | FS196 | Oppose | Reject |
| DPR-0363 | IRHL | FS196 | Oppose | Reject |
| DPR-0374 | RIHL | FS196 | Oppose | Reject |
| DPR-0384 | RIDL | FS196 | Oppose | Reject |
| DPR-0488 | Dally Family & McIlraith | FS200 | Support In Part | Accept in part |
| DPR-0414 | Kāinga Ora | 156 | Support In Part | Retain as notified and move to Strategic Directions |
| DPR-0136 | Stewart Townsend & Fraser | FS045 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS222 | Oppose In Part | Reject the submission in part |
| DPR-0209 | M Singh | FS1001 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Rd | FS182 | Oppose In Part | Reject submission |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-----------------------------|------------------|--------------------|--|
| DPR-0302 | Smith Boyd & Blanchard | FS062 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS208 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS046 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS578 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS202 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS093 | 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-0488 | Dally Family & McIlraith | 009 | Oppose In Part | Amend as follows: Any new urban areas shall deliver the following urban form and scale outcomes: 4. The extension of township boundaries along any strategic transport network is discouraged where there are more appropriate alternative locations available. |
| DPR-0588 | Michael House | FS006 | Support | The proposed changes to the PDP objectives and policies to be accepted |
| DPR-0492 | Kevler Development | 004 | Oppose | Amend as follows: Any new urban areas shall deliver the following urban form and scale outcomes: Township boundaries maintain a consolidated and compact urban form; 1. 4. The extension of township boundaries along any strategic transport network is discouraged where there are more appropriate alternative locations available. |
| DPR-0493 | Gallina & Heinz-Wattie | 006 | Oppose | Amend as follows: Any new urban areas shall deliver the following urban form and scale outcomes: Township boundaries maintain a consolidated and compact urban form; 1. 4. The extension of township boundaries along any strategic transport network is discouraged where there are more appropriate alternative locations available. |
| DPR-0302 | Smith Boyd & Blanchard | FS009 | Support | Support subject to being consistent with the relief sought by submission 302. |

Analysis

- 20.3 BE Faulkner, Lincoln University, and CDHB⁸¹ support the policy. This support is noted and I recommend that these submission points are accepted in part on the basis that I have recommended that Policy 7 be amended.
- 20.4 WMDRA⁸² supports the policy because the policies in general outline the care required when planning and protecting the natural landscape, culturally significant areas, neighbourhoods and public spaces and requests that the Council continues to holistically plan for community spaces, resist short-term development and help push back against urban sprawl. This broadly aligns with the aim of the Urban Growth Chapter and I recommend that this submission point is accepted in part on the basis that I have recommended that Policy 7 be amended.
- 20.5 The Wrights⁸³ seeks the retention of the overlay on their specific land and associated objectives and policies that support that. This support is noted and I recommend that this submission point is accepted in part on the basis that I have recommended that Policy 7 be amended.
- 20.6 Waka Kotahi⁸⁴ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected.
- 20.7 Kāinga Ora⁸⁵ supports the policy and that the policy is moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The support is noted and I recommend that this submission point is accepted in part.
- 20.8 Orion⁸⁶ seeks the inclusion of an additional clause 'achieve new integrated land use and infrastructure planning through effective engagement with infrastructure providers'. This is to require consultation with infrastructure providers to ensure sufficient infrastructure capacity for urban growth. This point is already covered in Policy 12 and it is not necessary to duplicate the clause in Policy 7. Therefore, I recommend that this submission point is rejected.
- 20.9 Steward Townsend & Fraser, Pinedale & Kintyre, The Williams, Macaulay & Reid, The Bonds, Smith Boyd & Blanchard, Dally Family & McIlraith, Kevler Development, and Gallina Nominees & Heinz-Wattie⁸⁷ seek the deletion of clause 4. Note, some of the submission points⁸⁸ show deleting clause 3 but, upon reading the submission and the policy, an error was made, and they actually are referring

⁸¹ DPR-0125.021, DPR-0205.048, and DPR-0343.041

⁸² DPR-0360.003

⁸³ DPR-0361.009

⁸⁴ DPR-0375.167

⁸⁵ DPR-0414.156

⁸⁶ DPR-0367.046

⁸⁷ DPR-0136.006, DPR-0137.006, DPR-0157.006, DPR-0176.006, DPR-0180.005, DPR-0302.006, DPR-0488.009, DPR-0492.004, and DPR-0493.006

⁸⁸ DPR-0176.006, DPR-0180.005, DPR-0302.006, DPR-0492.004, and DPR-0493.006

to clause 4. Clause 4 seeks to discourage the extension of township boundaries along the strategic transport network to maintain the effectiveness of their operation. This is an important urban form principle as maintaining an efficient transport network is important for the movement of freight and people and it protects the corridors from reverse sensitivity. Therefore, the clause should remain and I recommend that these submission points are rejected.

20.10 CRC⁸⁹ seeks the addition of the following wording to clause 4 (shown in bold) ‘The extension of township boundaries along any strategic transport network is discouraged where ~~there are more appropriate alternative locations available~~ **it would adversely affect the safe efficient and effective functioning of the network, including the ability to support freight and passenger transport services, or would foreclose the opportunity for the development of the network to meet future strategic transport requirements**’. The submission point seeks this change so that the policy is more consistent with the CRPS policy 5.3.7 and allows the assessment for when township growth is appropriate along these corridors. However, the use of the word future is too uncertain whereas the term planned is more appropriate. This wording change is appropriate and therefore, it is recommend that this submission point is accepted in part.

20.11 RWRL, IRHL, RIHL, and RIDL⁹⁰ seek the addition of the following wording to clause 4 (shown in bold) ‘The extension of township boundaries along any strategic transport network is discouraged where there are more appropriate alternative locations available, **unless significant adverse effects can be avoided or other adverse effects can be remedied or mitigated on and from the strategic network**’. This change is sought to recognise that when extension along a strategic transport network is appropriate. The change in wording in 20.9 would also meet this, and is supported by the further submissions by these submitters, rather than this wording change. Therefore, I recommend that these submission points are rejected.

20.12 Hughes Developments⁹¹ seek the addition of the following wording to clause 4 (shown in bold) ‘... **In relation to arterial roads access onto these roads is discouraged where more appropriate alternative access is available**’. The change sought seeks that the variation in arterial roads means it should not be assumed that development on these roads is inappropriate but rather access to these roads is important. The change in wording in 20.9 is more appropriate and would recognise what impact needs to be considered, the strategic transport network includes arterial roads and the recommended change helps outline the relative impact on arterial roads. Therefore, I recommend that this submission point is rejected.

Recommendations and amendments

20.13 I recommend, for the reason above, that the Hearings Panel:

- a. Amend UG-P7 to include reference to the adverse effect on the strategic transport network, including the ability to support freight and passenger transport services to improve clarity.

⁸⁹ DPR-0260.154

⁹⁰ DPR-0358.333, DPR-0363.322, DPR-0374.328, and DPR-0384.340

⁹¹ DPR-0412.008

20.14 The amendments recommended to UG-P7 definition in the PDP is also set out in a consolidated manner in **Appendix 2**.

20.15 It is recommended that the submission and further submission points are accepted in part as shown in **Appendix 1**.

20.16 The scale of change does not require a s32AA evaluation as the recommended changes further strengthen the outcomes sought rather than change them.

21. Policy 8

Introduction

21.1 This section responds to the submission points relating to Policy 8.

Submissions

21.2 There are 14 submission points and 78 further submission points relating to Policy 8.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-------------------|--|
| DPR-0125 | BE Faulkner | 022 | Support | Not specified. |
| DPR-0205 | Lincoln University | 049 | Support | Retain as notified. |
| DPR-0342 | AgResearch L | FS014 | Support | Allow in full |
| DPR-0260 | CRC | 155 | Support | Retain as notified. |
| DPR-0136 | Stewart Townsend & Fraser | FS025 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS934 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | M Singh | FS1059 | Oppose | Reject the submission in part. |
| DPR-0298 | Trices Rd | FS044 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS043 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS420 | Oppose | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS027 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS792 | Oppose | Reject Submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS060 | Oppose | Reject submission in part being the amendments sought and the notified provisions sought to be retained |
| DPR-0343 | CDHB | 042 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS112 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS051 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | M Singh | FS100 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |
| DPR-0298 | Trices Rd | FS366 | Oppose In Part | Reject submission points identified |
| DPR-0302 | Smith Boyd & Blanchard | FS129 | Oppose | Reject submissions. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|--|
| DPR-0461 | Dunweavin | FS877 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family & McIlraith | FS112 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS466 | Oppose | Reject submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS390 | Oppose | Reject the submission |
| DPR-0353 | Hort NZ | 224 | Oppose In Part | Amend as follows: Avoid the following locations and areas when zoning land to extend township boundaries to establish new urban areas: <u>5. Highly productive land and versatile soils.</u> |
| DPR-0136 | Stewart Townsend & Fraser | FS258 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS076 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS111 | Oppose | Reject submission |
| DPR-0298 | Trices Rd | FS896 | Oppose | Reject submission |
| DPR-0358 | RWRL | FS197 | Oppose | Reject |
| DPR-0363 | IRHL | FS197 | Oppose | Reject |
| DPR-0374 | RIHL | FS197 | Oppose | Reject |
| DPR-0381 | Coleridge Downs Limited | FS069 | Oppose | Disallow |
| DPR-0384 | RIDL | FS197 | Oppose | Reject |
| DPR-0422 | NCFE | FS050 | Support | Allow the submission point |
| DPR-0486 | Coleridge Downs Limited | FS069 | Oppose | Disallow |
| DPR-0488 | Dally Family & McIlraith | FS246 | Oppose In Part | Reject submission in part |
| DPR-0358 | RWRL | 334 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS155 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS914 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS542 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS500 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS172 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS544 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family & McIlraith | FS153 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS430 | Support | Accept submission in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS523 | Support In Part | Accept the submission in part. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|---|
| DPR-0360 | WMDRA | 004 | Support | That Council: - Applies holistic and long term planning for our urban and community spaces. - Actively resists any piece-meal or short-term approaches to housing development in our neighbourhoods, with new areas designed to be fully integrated with existing communities. - Maintains our township boundaries and pushes back against urban sprawl. |
| DPR-0361 | The Wrights | 010 | Support In Part | Retain Urban Growth Overlay notation on this property and the associated objectives and policies should the request to rezone the site be unsuccessful. |
| DPR-0363 | IRHL | 323 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS183 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS910 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS709 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS667 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS199 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS702 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family & McIlraith | FS181 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS322 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS589 | Support In Part | Accept the submission in part. |
| DPR-0371 | CIAL | 059 | Support In Part | Amend as follows: Avoid the following locations and areas when zoning land to extend township boundaries to establish new urban areas: ... d. The 50 dB Ldn Air Noise Contours; and |
| DPR-0353 | Hort NZ | FS122 | Oppose | Reject |
| DPR-0374 | RIHL | 329 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS231 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS603 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS965 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS818 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS247 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS845 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS229 | Support In Part | Accept in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-----------------------------|------------------|-----------------|---|
| DPR-0492 | Kevler Development | FS166 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS727 | Support In Part | Accept the submission in part. |
| DPR-0375 | Waka Kotahi | 168 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Stewart Townsend & Fraser | FS130 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS994 | Oppose | Reject submission |
| DPR-0298 | Trices Rd | FS336 | Oppose | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS147 | Oppose | Reject submissions. |
| DPR-0358 | RWRL | FS183 | Oppose | Reject |
| DPR-0363 | IRHL | FS183 | Oppose | Reject |
| DPR-0374 | RIHL | FS183 | Oppose | Reject |
| DPR-0384 | RIDL | FS183 | Oppose | Reject |
| DPR-0488 | Dally Family & McIlraith | FS129 | Oppose In Part | Reject in part |
| DPR-0384 | RIDL | 341 | Support | Retain as notified |
| DPR-0414 | Kāinga Ora | 157 | Support In Part | Retain as notified and move to Strategic Directions |
| DPR-0136 | Stewart Townsend & Fraser | FS046 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS223 | Oppose In Part | Reject the submission in part |
| DPR-0209 | M Singh | FS1002 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Rd | FS183 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS063 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS209 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS047 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS579 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS203 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS094 | 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

- 21.3 BE Faulkner, Lincoln University, CRC, CDHB, RWRL, IRHL, RIHL, and RIDL⁹² support the policy. This support is noted and I recommend that these submission points are accepted in part on the basis that I have recommended that Policy 8 be amended.
- 21.4 WMDRA⁹³ supports the policy because the policies in general outline the care required when planning and protecting the natural landscape, culturally significant areas, neighbourhoods and public spaces and requests that the Council continues to holistically plan for community spaces, resist short-term development and help push back against urban sprawl. This broadly aligns with the aim of the Urban Growth Chapter and I recommend that this submission point is accepted in part on the basis that I have recommended that Policy 8 be amended.
- 21.5 The Wrights⁹⁴ seeks the retention of the overlay on their specific land and associated objectives and policies that support that. This support is noted and I recommend that this submission point is accepted in part on the basis that I have recommended that Policy 8 be amended.
- 21.6 Waka Kotahi⁹⁵ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected.
- 21.7 Kāinga Ora⁹⁶ supports the policy and that the policy is moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The support is noted and I recommend that this submission point is accepted in part.
- 21.8 Hort NZ⁹⁷ seeks the inclusion of highly productive land and versatile soils as an additional clause. Policy 9 outlines the approach to highly productive land and versatile soils in regards to locating urban growth and it is not necessary to duplicate nor elevate the management of highly productive land and versatile soils in this policy to avoid. Therefore, I recommend that this point is rejected.
- 21.9 CIAL⁹⁸ seeks a reference to the '50 dB Ldn Air Noise Contour' as an additional clause. This is to protect the airport from reverse sensitivity effects and avoid exposure of occupants in those areas to heightened levels of noise. This is appropriate as the CRPS (Policy 6.3.5) seeks to avoid noise sensitive activities within the 50 dB Ldn Air Noise Contour. While Policy 11 seeks to avoid reverse sensitivity effects on important infrastructure, to list it here specifically makes it clearer and is

⁹² DPR-0125.022, DPR-0205.049, DPR-0260.155, DPR-0343.042, DPR-0358.334, DPR-0363.323, DPR-0374.329, and DPR-0384.341

⁹³ DPR-0360.004

⁹⁴ DPR-0361.010

⁹⁵ DPR-0375.168

⁹⁶ DPR-0414.157

⁹⁷ DPR-0353.224

⁹⁸ DPR-0371.059

aligned with the CRPS. Therefore, I recommend that an additional clause is added and that the submission point is accepted.

Recommendations and amendments

21.10 I recommend, for the reason above, that the Hearings Panel:

- a. Amend UG-P8 to include reference to the 50 dB Ldn Air Noise Contours to improve clarity.

21.11 The amendments recommended to UG-P8 in the PDP is also set out in a consolidated manner in **Appendix 2**.

21.12 It is recommended that the submission and further submission points are accepted, accepted in part, and rejected as shown in **Appendix 1**.

21.13 The scale of change does not require a s32AA evaluation as the recommended changes further strengthen the outcomes sought rather than change them.

22. Policy 9

Introduction

22.1 This section responds to the submission points relating to Policy 9.

Submissions

22.2 There are 31 submission points and 113 further submissions relating to Policy 9. There are several general themes to respond to and this discussion links to previous parts of this report relating to the Versatile Soil definition (Section 7.51) and in Objective 1 (Section 11).

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|----------------|--|
| DPR-0033 | Davina Louise Penny | 002 | Oppose In Part | Amend Proposed District Plan to include Highly Productive Land (Land Use Classes 1 - 3) and to ensure it is protected in line with the Proposed National Policy Statement on Highly Productive Land. Include 'land use' as well as 'development' to avoid loopholes being exploited. |
| DPR-0136 | Stewart Townsend & Fraser | FS005 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS082 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS069 | Oppose | Reject submission |
| DPR-0215 | Winstone Aggregates | FS025 | Oppose | Reject the submission. |
| DPR-0298 | Trices Rd | FS913 | Oppose | Reject submission |
| DPR-0415 | Fulton Hogan Limited | FS002 | Oppose | Disallow the submission. |
| DPR-0456 | Four Stars & Gould | FS002 | Oppose | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS006 | Oppose | Reject submission |
| DPR-0125 | BE Faulkner | 023 | Support | Not specified. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|--|
| DPR-0136 | Stewart Townsend & Fraser | 007 | Oppose | Amend as follows: Recognise and provide for Have particular regard to the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas. |
| DPR-0032 | CCC | FS020 | Support In Part | Amend the policy to the following; Only use versatile soils to extend township boundaries to establish new urban areas when it is the most appropriate location for urban growth. |
| DPR-0422 | NCFF | FS167 | Oppose | Disallow the submission point. Retain the policy as notified. |
| DPR-0142 | NZ Pork | 039 | Support | Retain as notified. |
| DPR-0136 | Stewart Townsend & Fraser | FS271 | Oppose | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS270 | Oppose In Part | Reject submission in part |
| DPR-0157 | The Williams | 007 | Oppose In Part | Amend as follows: Recognise and provide for Have particular regard for the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas. |
| DPR-0032 | CCC | FS034 | Support In Part | Amend the policy to the following; Only use versatile soils to extend township boundaries to establish new urban areas when it is the most appropriate location for urban growth. |
| DPR-0588 | Michael House | FS027 | Support | The proposed changes to the PDP objectives and policies to be accepted |
| DPR-0176 | Macaulay & Reid | 007 | Oppose | Amend as follows: Recognise and provide for Have particular regard to the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas |
| DPR-0246 | Craig Robertson | FS008 | Support In Part | Support the submission subject to the rezoning proposal providing for appropriate integration and connectivity with residential development of my land. |
| DPR-0178 | Carey Manson | 005 | Oppose | Amend as follows: Recognise and provide for Have particular regard to the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas. |
| DPR-0032 | CCC | FS035 | Support In Part | Amend the policy to the following; Only use versatile soils to extend township boundaries to establish new urban areas when it is the most appropriate location for urban growth. |
| DPR-0205 | Lincoln University | 050 | Support | Retain as notified. |
| DPR-0342 | AgResearch | FS015 | Support | Allow in full |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|---|
| DPR-0209 | M Singh | 008 | Oppose | Amend as follows: Recognise and provide for Have particular regard to the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas. |
| DPR-0032 | CCC | FS036 | Support In Part | Amend the policy to the following; Only use versatile soils to extend township boundaries to establish new urban areas when it is the most appropriate location for urban growth. |
| DPR-0260 | CRC | 156 | Support | Retain as notified. |
| DPR-0136 | Stewart Townsend & Fraser | FS026 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS935 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | M Singh | FS1060 | Oppose | Reject the submission in part. |
| DPR-0298 | Trices Rd | FS045 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS044 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS419 | Oppose | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS028 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS793 | Oppose | Reject Submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS061 | Oppose | Reject submission in part being the amendments sought and the notified provisions sought to be retained |
| DPR-0298 | Trices Rd | 011 | Oppose In Part | Amend as follows: Recognise and provide for Have regard to the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas. |
| DPR-0343 | CDHB | 043 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS113 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS052 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | M Singh | FS101 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |
| DPR-0298 | Trices Rd | FS367 | Oppose In Part | Reject submission points identified |
| DPR-0302 | Smith Boyd & Blanchard | FS130 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS878 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family & McIlraith | FS113 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS467 | Oppose | Reject submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS391 | Oppose | Reject the submission |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|---|
| DPR-0344 | Four Stars & Gould | 012 | Oppose In Part | Amend as follows: Recognise and provide for Have regard to the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas. |
| DPR-0353 | Hort NZ | 225 | Oppose In Part | Amend as follows: Recognise and provide for the finite nature of the versatile soil resource Protect highly productive land and <u>versatile soil</u> , to the extent reasonably possible, when zoning land to extend township boundaries to establish new urban areas. |
| DPR-0032 | CCC | FS037 | Support In Part | Amend the policy to the following; "Only use versatile soils to extend township boundaries to establish new urban areas when it is the most appropriate location for urban growth." |
| DPR-0136 | Stewart Townsend & Fraser | FS259 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS077 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS112 | Oppose | Reject submission |
| DPR-0298 | Trices Rd | FS897 | Oppose | Reject submission |
| DPR-0358 | RWRL | FS198 | Oppose | Reject |
| DPR-0363 | IRHL | FS198 | Oppose | Reject |
| DPR-0374 | RIHL | FS198 | Oppose | Reject |
| DPR-0384 | RIDL | FS198 | Oppose | Reject |
| DPR-0422 | NCFF | FS051 | Support | Allow the submission point |
| DPR-0488 | Dally Family & McIlraith | FS247 | Oppose In Part | Reject submission in part |
| DPR-0358 | RWRL | 335 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS156 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS454 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS543 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS501 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS173 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS545 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS154 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS431 | Support | Accept submission in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS524 | Support In Part | Accept the submission in part. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|---|
| DPR-0360 | WMDRA | 005 | Support | That Council: - Applies holistic and long term planning for our urban and community spaces. - Actively resists any piece-meal or short-term approaches to housing development in our neighbourhoods, with new areas designed to be fully integrated with existing communities. - Maintains our township boundaries and pushes back against urban sprawl. |
| DPR-0361 | The Wrights | 011 | Support In Part | Retain Urban Growth Overlay notation on this property and the associated objectives and policies should the request to rezone the site be unsuccessful. |
| DPR-0363 | IRHL | 324 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS184 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS787 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS710 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS668 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS200 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS703 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family & McIlraith | FS182 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS323 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS590 | Support In Part | Accept the submission in part. |
| DPR-0374 | RIHL | 330 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS232 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS604 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS966 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS819 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS248 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS846 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS230 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS167 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS728 | Support In Part | Accept the submission in part. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-----------------------------|------------------|-----------------|---|
| DPR-0375 | Waka Kotahi | 169 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Stewart Townsend & Fraser | FS131 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS995 | Oppose | Reject submission |
| DPR-0298 | Trices Rd | FS337 | Oppose | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS148 | Oppose | Reject submissions. |
| DPR-0358 | RWRL | FS184 | Oppose | Reject |
| DPR-0363 | RIHL | FS184 | Oppose | Reject |
| DPR-0374 | RIHL | FS184 | Oppose | Reject |
| DPR-0384 | RIDL | FS184 | Oppose | Reject |
| DPR-0488 | Dally Family & McIlraith | FS130 | Oppose In Part | Reject in part |
| DPR-0376 | Fox & Associates | 005 | Oppose In Part | Amend UG-P9 to read: Recognise and provide for <u>Have particular regard to</u> the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas. |
| DPR-0384 | RIDL | 342 | Support | Retain as notified |
| DPR-0397 | Survus Consultants Ltd | 004 | Oppose In Part | Amend as follows: Recognise and provide for <u>Have particular regard to</u> the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas. |
| DPR-0399 | Gulf Central & Apton | 006 | Oppose In Part | Amend as follows: Recognise and provide for <u>Have particular regard to</u> the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas |
| DPR-0415 | Fulton Hogan Limited | FS018 | 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 | FS006 | 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 | FS006 | 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. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-------------------------------------|------------------|----------------------------|---|
| DPR-0577 | Southern Horticultural Products Ltd | FS006 | 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 | FS006 | 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-0414 | Kāinga Ora | 158 | Support In Part | Retain as notified and move to Strategic Directions |
| DPR-0136 | Stewart Townsend & Fraser | FS047 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS224 | Oppose In Part | Reject the submission in part |
| DPR-0209 | M Singh | FS1003 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Rd | FS184 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS064 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS210 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS048 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS580 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS204 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS095 | 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 | NCFF | 246 | Neither Support Nor Oppose | Insert new policies and rules to assess the impact on versatile/ productive soils when development of rural land is proposed for new housing and make any consequential amendments. |
| DPR-0136 | Stewart Townsend & Fraser | FS244 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS868 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS270 | Oppose | Reject submission |
| DPR-0298 | Trices Rd | FS888 | Oppose | Reject submission |
| DPR-0407 | Forest & Bird | FS150 | Support In Part | Accept with amendments to address the reasons set out. |
| DPR-0488 | Dally Family & McIlraith | FS243 | Oppose In Part | Reject submission in part |
| DPR-0422 | NCFF | 248 | Neither Support Nor Oppose | Insert policies and rules to assess the impact on versatile/ productive soils when development of rural land is proposed for new housing. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|------------------------------------|------------------|-----------------|--|
| DPR-0157 | The Williams | FS869 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS271 | Oppose | Reject submission |
| DPR-0298 | Trices Rd | FS889 | Oppose | Reject submission |
| DPR-0358 | RWRL | FS001 | Oppose | Reject |
| DPR-0384 | RIDL | FS001 | Oppose | Reject |
| DPR-0407 | Forest & Bird | FS151 | Support In Part | Accept with amendments to address the reasons set out. |
| DPR-0460 | Marama Te Wai Ltd | 013 | Support In Part | Amend UG-P9 to read: Recognise and provide for <u>Have regard to</u> the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas |
| DPR-0347 | Richard Erskine & Trish Standfield | FS013 | Oppose | 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. Refer to original further submission for full decision requested. |
| DPR-0578 | Elene (Helen) Anderson | FS031 | 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-0461 | Dunweavin | 008 | Oppose In Part | Amend as follows: Recognise and provide for <u>Have particular regard to</u> the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas. |
| DPR-0488 | Dally Family & McIlraith | 010 | Oppose In Part | Amend as follows: Recognise and provide for <u>Have particular regard to</u> the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas. |
| DPR-0588 | Michael House | FS007 | Support | The proposed changes to the PDP objectives and policies to be accepted |
| DPR-0491 | The Robinsons | 006 | Oppose | Amend as follows: Recognise and provide for <u>Have particular regard to</u> the finite nature of the versatile soil resource when zoning land to extend township boundaries to establish new urban areas. |

Analysis

- 22.3 BE Faulkner, NZ Pork, Lincoln University, CRC, CDHB, RWRL, IRHL, RIHL, and RIDL⁹⁹ support the policy. This support is noted and I recommend that these submission points are accepted in part on the basis that I have recommended that Policy 9 be amended.
- 22.4 WMDRA¹⁰⁰ supports the policy because the policies in general outline the care required when planning and protecting the natural landscape, culturally significant areas, neighbourhoods and public spaces and requests that the Council continues to holistically plan for community spaces, resist short-term development and help push back against urban sprawl. This broadly aligns with the aim of the Urban Growth Chapter. I recommend this submission point is accepted in part on the basis that I have recommended that Policy 9 be amended.
- 22.5 The Wrights¹⁰¹ seeks the retention of the overlay on their specific land and associated objectives and policies that support that. This support is noted and I recommend that this submission point is accepted in part on the basis that I have recommended that Policy 9 be amended.
- 22.6 Kāinga Ora¹⁰² seek that the policy is retained but moved to Strategic Directions. The support is noted and the move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. I recommend this submission point is accepted in part on the basis that I have recommended that Policy 9 be amended.
- 22.7 Stewart Townsend & Fraser, The Williams, Macaulay & Reid, Manson, M Singh, Trices Rd, Four Stars & Gould, Fox & Associates, Survus Consultants Ltd, Gulf Central & Apton, Marama Te Wai, Dunweavin, Dally Family & McIlraith, and The Robinsons¹⁰³ seek the same amendment to the provision. This is to change the beginning from 'Recognise and provide for' to 'Have particular regard'. These phrases link to Part 2 of the RMA and certain matters. Have particular regard is more appropriate as soil is outlined in Section 7 Other Matters as part of 7(g) any finite characteristics of natural and physical resources, which requires having particular regard rather than Section 6 matters that need to be recognised and provided for. The deletion of 'recognise and provide for' is appropriate but the relief sought fits better with the recommended changes to Objective 1, outlined in Section 11. Therefore, I recommend that these submission points are accepted in part.
- 22.8 Hort NZ¹⁰⁴ seeks to change the beginning from 'Recognise and provide for the finite nature of the versatile soil resource' to 'Protect highly productive land and versatile soil, to the extent reasonably possible'. Recognising and providing for does not provide certainty as to how this soil or land will be considered in an urban rezoning process. The relief sought seeks to limit the loss of the resource. This change is appropriate and has informed the revision of the policy. Therefore, I recommend that the submission point is accepted in part.

⁹⁹ DPR-0125.023, DPR-0142.039, DPR-0205.050, DPR-0260.156, DPR-0343.043, DPR-0358.335, DPR-0363.324, DPR-0374.330, and DPR-0384.342

¹⁰⁰ DPR-0360.005

¹⁰¹ DPR-0361.003

¹⁰² DPR-0414.158

¹⁰³ DPR-0136.007, DPR-0157.007, DPR-0176.007, DPR-0178.005, DPR-0209.008, DPR-0298.011, DPR-0344.012, DPR-0376.005, DPR-0397.004, DPR-0399.006, DPR-0460.013, DPR-0461.008, DPR-0488.010, and DPR-0491.006

¹⁰⁴ DPR-0353.225

- 22.9 Davina Penny¹⁰⁵ seeks that highly productive land covers Land Use Classes 1-3 and to ensure highly productive land is protected from 'land use' as well as 'development' to avoid loopholes being exploited. The definition of versatile soils or highly productive land and the use of Class 1 and 2 is discussed in Section 7. The protection from land use as well as development is a matter for the General Rural Zone Chapter. The Urban Growth chapter is specifically for providing for strategically planned urban growth not the use of highly productive rurally zoned land for development. This is appropriate as the policy aims to protect versatile soil / highly productive land from inappropriate urban subdivision. Therefore, I recommend that this submission point is accepted in part.
- 22.10 Waka Kotahi¹⁰⁶ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected.
- 22.11 NCFF¹⁰⁷ seeks that new policies and rules are added to assess the impact on versatile/ productive soils when development of rural land is proposed for new housing and make any consequential amendments. The intent of Policy 9 is that versatile / productive soils are protected from inappropriate subdivision and no additional policies or rules are required for this. Therefore, I recommend this submission point is rejected.

Recommendations and amendments

- 22.12 I recommend, for the reason above, that the Hearings Panel:
- a. Amend UG-P9 to protect highly productive land and adjoining land to improve clarity.
- 22.13 The amendments recommended to UG-P9 in the PDP is also set out in a consolidated manner in **Appendix 2**.
- 22.14 It is recommended that the submission and further submission points are accepted in part or rejected as shown in **Appendix 1**.
- 22.15 The scale of change does not require a s32AA evaluation as the recommended changes further strengthen the outcomes sought rather than change them.

23. Policy 10

Introduction

- 23.1 This section responds to the submission points relating to Policy 10.

Submissions

¹⁰⁵ DPR-0033.002

¹⁰⁶ DPR-0375.161

¹⁰⁷ DPR-0422.246, and DPR-0422.248

23.2 There are 27 submission points and 94 further submission points relating to Policy 10.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|---|
| DPR-0125 | BE Faulkner | 024 | Support | Not specified. |
| DPR-0136 | Stewart Townsend & Fraser | 008 | Oppose | Amend as follows: 3. Preserving Have particular regard to the rural outlook... |
| DPR-0422 | NCFF | FS168 | Oppose | Disallow the submission point. Retain the policy as notified. |
| DPR-0176 | Macaulay & Reid | 008 | Oppose | Amend as follows: Ensure the establishment of high-quality urban environments by requiring that new urban areas: ... 3. Preserving the rural outlook that characterises the General Rural Zone, including through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments. |
| DPR-0246 | Craig Robertson | FS009 | Support In Part | Support the submission subject to the rezoning proposal providing for appropriate integration and connectivity with residential development of my land. |
| DPR-0178 | Carey Manson | 006 | Oppose | Amend as follows: Ensure the establishment of high-quality urban environments by requiring that new urban areas: ... 3. Preserving the rural outlook that characterises the General Rural Zone, including through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments. |
| DPR-0205 | Lincoln University | 051 | Support | Retain as notified. |
| DPR-0342 | AgResearch | FS016 | Support | Allow in full |
| DPR-0209 | M Singh | 009 | Oppose | Amend as follows: Ensure the establishment of high-quality urban environments by requiring that new urban areas: ... 3. Preserving the rural outlook that characterises the General Rural Zone, including through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-------------------------------------|---|
| DPR-0298 | Trices Rd | 012 | Oppose In Part | Amend as follows: Ensure the establishment of high-quality urban environments by requiring that new urban areas: ... 3. Preserving the rural outlook that characterises the General Rural Zone, including through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments. |
| DPR-0358 | RWRL | FS201 | Support | Adopt |
| DPR-0363 | IRHL | FS201 | Support | Adopt |
| DPR-0374 | RIHL | FS201 | Support | Adopt |
| DPR-0384 | RIDL | FS201 | Support | Adopt |
| DPR-0302 | Smith Boyd & Blanchard | 007 | Oppose In Part | Amend as follows: 3. Preserving Have particular regard to the rural outlook that characterises the General Rural Zone, including through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments. |
| DPR-0493 | Gallina & Heinz-Wattie | FS007 | Neither Support Nor Oppose | Neutral |
| DPR-0343 | CDHB | 044 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS114 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS053 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | M Singh | FS102 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |
| DPR-0298 | Trices Rd | FS368 | Oppose In Part | Reject submission points identified |
| DPR-0302 | Smith Boyd & Blanchard | FS131 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin | FS879 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family & McIlraith | FS114 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS468 | Oppose | Reject submission |
| DPR-0493 | Gallina & Heinz-Wattie | FS392 | Oppose | Reject the submission |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|---|
| DPR-0344 | Four Stars & Gould | 013 | Oppose In Part | Amend as follows: Ensure the establishment of high-quality urban environments by requiring that new urban areas: ... 3. Preserving the rural outlook that characterises the General Rural Zone, including through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments. |
| DPR-0353 | Hort NZ | 226 | Oppose In Part | Amend as follows: Ensure the establishment of high-quality urban environments by requiring that new urban areas: 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 <u>environments to ensure that reverse sensitivity effects do not arise from proximity to rural production activities.</u> |
| DPR-0136 | Stewart Townsend & Fraser | FS260 | Oppose | Reject submission |
| DPR-0142 | NZ Pork | FS031 | Support | Allow in full |
| DPR-0157 | The Williams | FS898 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS335 | Oppose | Reject Submission |
| DPR-0298 | Trices Rd | FS898 | Oppose | Reject submission |
| DPR-0358 | RWRL | FS202 | Support | Adopt |
| DPR-0363 | IRHL | FS202 | Support | Adopt |
| DPR-0374 | RIHL | FS202 | Support | Adopt |
| DPR-0384 | RIDL | FS202 | Support | Adopt |
| DPR-0422 | NCFF | FS052 | Support | Allow the submission point |
| DPR-0488 | Dally Family & McIlraith | FS248 | Oppose In Part | Reject submission in part |
| DPR-0358 | RWRL | 336 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS157 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS455 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS544 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS502 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS174 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS546 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family & McIlraith | FS155 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS432 | Support | Accept submission in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|---|
| DPR-0360 | WMDRA | 006 | Support | That Council: - Applies holistic and long term planning for our urban and community spaces. - Actively resists any piece-meal or short-term approaches to housing development in our neighbourhoods, with new areas designed to be fully integrated with existing communities. - Maintains our township boundaries and pushes back against urban sprawl. |
| DPR-0361 | The Wrights | 012 | Support In Part | Retain Urban Growth Overlay notation on this property and the associated objectives and policies should the request to rezone the site be unsuccessful. |
| DPR-0363 | IRHL | 325 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS185 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS788 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS711 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS669 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS201 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS704 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family & McIlraith | FS183 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS324 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS591 | Support In Part | Accept the submission in part. |
| DPR-0374 | RIHL | 331 | Support | Retain as notified |
| DPR-0136 | Stewart Townsend & Fraser | FS233 | Support In Part | Accept submission in part |
| DPR-0157 | The Williams | FS605 | Support In Part | Accept the submission in part |
| DPR-0209 | M Singh | FS967 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Rd | FS820 | Support In Part | Accept submission in part |
| DPR-0302 | Smith Boyd & Blanchard | FS249 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin | FS847 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family & McIlraith | FS231 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development | FS168 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0493 | Gallina & Heinz-Wattie | FS729 | Support In Part | Accept the submission in part. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|--------------------|---|
| DPR-0375 | Waka Kotahi | 170 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Stewart Townsend & Fraser | FS132 | Oppose | Reject submission |
| DPR-0209 | M Singh | FS996 | Oppose | Reject submission |
| DPR-0298 | Trices Rd | FS338 | Oppose | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS149 | Oppose | Reject submissions. |
| DPR-0358 | RWRL | FS185 | Oppose | Reject |
| DPR-0363 | IRHL | FS185 | Oppose | Reject |
| DPR-0374 | RIHL | FS185 | Oppose | Reject |
| DPR-0384 | RIDL | FS185 | Oppose | Reject |
| DPR-0488 | Dally Family & McIlraith | FS131 | Oppose In Part | Reject in part |
| DPR-0376 | Fox & Associates | 006 | Oppose | Amend as follows: Ensure the establishment of high-quality urban environments by requiring that new urban areas: ... 3. Preserving the rural outlook that characterises the General Rural Zone, including through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments. |
| DPR-0384 | RIDL | 343 | Support | Retain as notified |
| DPR-0397 | Survus Consultants Ltd | 005 | Oppose In Part | Amend as follows: Ensure the establishment of high-quality urban environments by requiring that new urban areas: ... 3. Preserving the rural outlook that characterises the General Rural Zone, including through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments. |
| DPR-0358 | RWRL | FS203 | Support | Adopt |
| DPR-0363 | IRHL | FS203 | Support | Adopt |
| DPR-0374 | RIHL | FS203 | Support | Adopt |
| DPR-0384 | RIDL | FS203 | Support | Adopt |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-------------------------------------|------------------|--------------------|--|
| DPR-0399 | Gulf Central & Apton | 007 | Oppose In Part | Amend as follows: Ensure the establishment of high-quality urban environments by requiring that new urban areas: ... 3. Preserving the rural outlook that characterises the General Rural Zone, including through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments. |
| DPR-0358 | RWRL | FS204 | Support | Adopt |
| DPR-0363 | IRHL | FS204 | Support | Adopt |
| DPR-0374 | RIHL | FS204 | Support | Adopt |
| DPR-0384 | RIDL | FS204 | Support | Adopt |
| DPR-0415 | Fulton Hogan Limited | FS019 | 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 | FS007 | 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 | FS007 | 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 | FS007 | 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 | FS007 | 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-0414 | Kāinga Ora | 159 | Support In Part | Amend 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. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|------------------------------------|------------------|--------------------|--|
| DPR-0136 | Stewart Townsend & Fraser | FS048 | Oppose | Reject submission |
| DPR-0157 | The Williams | FS225 | Oppose In Part | Reject the submission in part |
| DPR-0209 | M Singh | FS1004 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Rd | FS185 | Oppose In Part | Reject submission |
| DPR-0302 | Smith Boyd & Blanchard | FS065 | Oppose | Reject submissions. |
| DPR-0358 | RWRL | FS205 | Support | Adopt |
| DPR-0363 | IRHL | FS205 | Support | Adopt |
| DPR-0374 | RIHL | FS205 | Support | Adopt |
| DPR-0384 | RIDL | FS205 | Support | Adopt |
| DPR-0461 | Dunweavin | FS211 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family & McIlraith | FS049 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development | FS581 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina & Heinz-Wattie | FS205 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS096 | 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-0460 | Marama Te Wai Ltd | 014 | Oppose | Amend UG-P10 to read: Ensure the establishment of high-quality urban environments by requiring that new urban areas: 1..... 3. Preserving Have regard to the rural outlook that characterises the General Rural Zone, including through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments. |
| DPR-0347 | Richard Erskine & Trish Standfield | FS014 | Oppose | 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. Refer to original further submission for full decision requested. |
| DPR-0537 | Stephen Lycett | FS010 | Oppose | Disallow in full |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|-------------------------|------------------|----------------|---|
| DPR-0578 | Elene (Helen) Anderson | FS032 | 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-0461 | Dunweavin | 009 | Oppose In Part | Amend as follows: Ensure the establishment of high-quality urban environments by requiring that new urban areas: ... 3. Preserving the rural outlook that characterises the General Rural Zone, including through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments. |
| DPR-0491 | The Robinsons | 007 | Oppose | Amend as follows: Ensure the establishment of high-quality urban environments by requiring that new urban areas: ... 3. Preserving the rural outlook that characterises the General Rural Zone, including through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments. |
| DPR-0492 | Kevler Development | 005 | Oppose | Amend UG-P10 to read: Ensure the establishment of high-quality urban environments by requiring that new urban areas: 1..... 3. Preserving Have regard to the rural outlook that characterises the General Rural Zone, including through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments. |
| DPR-0493 | Gallina & Heinz-Wattie | 007 | Oppose | Amend as follows: Ensure the establishment of high-quality urban environments by requiring that new urban areas: ... 3. Preserving the rural outlook that characterises the General Rural Zone, including through appropriate landscape mitigation, densities, or development controls at the interface between rural and urban environments. |
| DPR-0302 | Smith, Boyd & Blanchard | FS010 | Support | Support subject to being consistent with the relief sought by submission 302. |

Analysis

- 23.3 BE Faulkner, Lincoln University, CDHB, RWRL, IRHL, RIHL, and RIDL¹⁰⁸ support the policy. This support is noted and I recommend that these submission points are accepted in part on the basis that I have recommended that Policy 10 be amended.
- 23.4 WMDRA¹⁰⁹ supports the policy because the policies in general outline the care required when planning and protecting the natural landscape, culturally significant areas, neighbourhoods and public spaces and requests that the Council continues to holistically plan for community spaces, resist short-term development and help push back against urban sprawl. This broadly aligns with the aim of the Urban Growth Chapter and I recommend that this submission point is accepted in part on the basis that I have recommended that Policy 10 be amended.
- 23.5 The Wrights¹¹⁰ seeks the retention of the overlay on their specific land and associated objectives and policies that support that. This support is noted and I recommend that this submission point is accepted in part on the basis that I have recommended that Policy 10 be amended.
- 23.6 Waka Kotahi¹¹¹ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected.
- 23.7 Kāinga Ora¹¹² seeks amendments and that the policy is moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The amendments seek the following changes to clause 1 (shown in bold) '~~Maintain the amenity values and character~~ **Achieve the built form** anticipated...'. A recommended amendment consistent with the change recommended to UG-O1 is appropriate to recognise the anticipated built form and amenity values and character. Therefore, I recommend that this submission point is accepted in part.
- 23.8 Macaulay & Reid, Manson, M Singh, Trices Rd, Four Stars & Gould, Fox & Associates, Survus Consultants Ltd, Gulf Central & Apton, Dunweavin, and The Robinsons¹¹³ seek that clause 3 is deleted as they believe the policy does not give effect to the NPS-UD, is not consistent with township growth, and is not clear who benefits. This clause seeks that the rural outlook that townships enjoy at the rural-urban interface is preserved and that mitigation and densities at the interface provide a gradual transition. The intent is not to preserve the current outlook but the proposed plan change rural interface. The clause should be reworded to make this clearer. The suggested amendments will provide this clarity and therefore, I recommend that these submission points are accepted in part.

¹⁰⁸ DPR-0125.024, DPR-0205.051, DPR-0343.044, DPR-0358.336, DPR-0363.325, DPR-0374.331, and DPR-0384.343

¹⁰⁹ DPR-0360.006

¹¹⁰ DPR-0361.012

¹¹¹ DPR-0375.170

¹¹² DPR-0414.159

¹¹³ DPR-0176.008, DPR-0178.006, DPR-0209.009, DPR-0298.012, DPR-0344.013, DPR-0376.006, DPR-0397.005, DPR-0399.007, DPR-0461.009, and DPR-0491.007

- 23.9 Stewart Townsend & Fraser, and Smith Boyd & Blanchard¹¹⁴ seek the following change to clause 3: '~~Preserving~~ **Have particular regard to**'. Preserving is more appropriate as it seeks appropriate measures in the urban form of new re-zonings that maintains the urban-rural interface. Grammatically though, it should be preserve, not preserving. Therefore, I recommend that these submission points are rejected.
- 23.10 Marama Te Wai Ltd, and Kevler Development Ltd¹¹⁵ seek the following changes to clause 3: '~~Preserving~~ **Have regard to** the rural outlook that characterises the General Rural Zone, **including** through appropriate landscape ...'. Preserving is more appropriate as it seeks appropriate measures in the urban form of new re-zonings that maintains the urban-rural interface. The addition of 'including' is inappropriate as the recommended amendments makes it clear. Therefore, I recommend that these submission points are rejected.
- 23.11 Hort NZ¹¹⁶ seeks the addition to clause 3 'interface between rural and urban **environments to ensure that reverse sensitivity effects do not arise from proximity to rural production activities**.' This is so the continued use of rural land is not impacted by adjacent urban rezoning and will potentially lead to setbacks or clear demarcations to mitigate impact. This is specifically addressed in UG-P11 where it seeks to avoid reverse sensitivity effects on any adjoining rural zone and it is not appropriate to replicate the wording in this policy. Therefore, I recommend that this submission point is rejected.

Recommendations and amendments

- 23.12 I recommend, for the reason above, that the Hearings Panel:
- a. Amend UG-P10 to include reference to built form and improve clarity of clause 3.
- 23.13 The amendments recommended to UG-P10 in the PDP is also set out in a consolidated manner in **Appendix 2**.
- 23.14 It is recommended that the submission and further submission points are accepted, accepted in part, or rejected as shown in **Appendix 1**.
- 23.15 The scale of change does not require a s32AA evaluation as the recommended changes further strengthen the outcomes sought rather than change them.

24. Policy 11

Introduction

- 24.1 This section responds to the submission points relating to Policy 11.

Submissions

- 24.2 There are 38 submission points and 176 further submission points relating to Policy 11.

¹¹⁴ DPR-0136.008 and DPR-0302.007

¹¹⁵ DPR-0460.014 and DPR-0492.005

¹¹⁶ DPR-0353.226

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|--------------------|--|
| DPR-0125 | BE Faulkner | 025 | Support | Not specified. |
| DPR-0136 | Stewart Townsend & Fraser | 009 | Oppose | Amend as follows: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>mitigate</u> reverse sensitivity effects on: |
| DPR-0358 | RWRL | FS206 | Support In Part | Adopt subject to wording |
| DPR-0363 | IRHL | FS206 | Support In Part | Adopt subject to wording |
| DPR-0374 | RIHL | FS206 | Support In Part | Adopt subject to wording |
| DPR-0375 | Waka Kotahi | FS210 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0384 | RIDL | FS206 | Support In Part | Adopt subject to wording |
| DPR-0422 | NCCF | FS169 | Oppose | Disallow the submission point. Retain the policy as notified. |
| DPR-0446 | Transpower New Zealand Limited | FS008 | Oppose | Disallow the submission. |
| DPR-0142 | New Zealand Pork Industry Board (NZ Pork) | 040 | Support In Part | Amend as follows: When zoning land to establish any new urban area or to extend any township boundary, avoid reverse sensitivity effects on any <u>adjoining existing or future rural production activities in the rural zone</u> |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS272 | Oppose | Reject submission |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS217 | Oppose | Reject |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS217 | Oppose | Reject |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS217 | Oppose | Reject |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS217 | Oppose | Reject |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS271 | Oppose In Part | Reject submission in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|-----------------|--|
| DPR-0176 | Brent Macaulay & Becky Reid | 009 | Oppose | Amend as follows: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>mitigate</u> reverse sensitivity effects on: 1. any adjoining rural, industrial, inland port, or knowledge zone; and 2. on the safe, efficient and cost-effective operation of important infrastructure, land transport infrastructure, and the strategic transport network. |
| DPR-0246 | Craig Robertson | FS010 | 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) | FS207 | Support In Part | Adopt subject to wording |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS207 | Support In Part | Adopt subject to wording |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS207 | Support In Part | Adopt subject to wording |
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS218 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS207 | Support In Part | Adopt subject to wording |
| DPR-0180 | Peter & Christine Bond | 006 | Oppose | Amend UG-P11 to read: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>or mitigate</u> reverse sensitivity effects on: 1. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS218 | Support In Part | Adopt subject to wording. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS218 | Support In Part | Adopt subject to wording. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS218 | Support In Part | Adopt subject to wording. |
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS221 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|---|
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS218 | Support In Part | Adopt subject to wording. |
| DPR-0205 | Lincoln University | 052 | Support | Retain as notified. |
| DPR-0342 | AgResearch Limited | FS017 | Support | Allow in full |
| DPR-0209 | Manmeet Singh | 010 | Oppose | Amend UG-P11 to read: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>or mitigate</u> reverse sensitivity effects on: 1. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS208 | Support In Part | Adopt subject to wording |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS208 | Support In Part | Adopt subject to wording |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS208 | Support In Part | Adopt subject to wording |
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS223 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS208 | Support In Part | Adopt subject to wording |
| DPR-0260 | Canterbury Regional Council (Environment Canterbury) | 157 | Support | Retain as notified. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS027 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS936 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | Manmeet Singh | FS1061 | Oppose | Reject the submission in part. |
| DPR-0298 | Trices Road Re-zoning Group | FS046 | Oppose In Part | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS045 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS418 | Oppose | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS029 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS794 | Oppose | Reject Submission |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|----------------------------|---|
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS062 | Oppose | Reject submission in part being the amendments sought and the notified provisions sought to be retained |
| DPR-0298 | Trices Road Re-zoning Group | 013 | Oppose In Part | Amend UG-P11 to read: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>or mitigate</u> reverse sensitivity effects on: 1. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS219 | Support In Part | Adopt subject to wording. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS219 | Support In Part | Adopt subject to wording. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS219 | Support In Part | Adopt subject to wording. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS219 | Support In Part | Adopt subject to wording. |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | 008 | Oppose In Part | Amend as follows: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>mitigate</u> sensitivity effects on: 1. |
| DPR-0215 | Winstone Aggregates | FS002 | Oppose | Reject the submission. |
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS228 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS008 | Neither Support Nor Oppose | Neutral |
| DPR-0342 | AgResearch Limited | 005 | Support | Retain UG-P11 as notified. |
| DPR-0343 | Canterbury District Health Board | 045 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS115 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS054 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | Manmeet Singh | FS103 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|---|
| DPR-0298 | Trices Road Re-zoning Group | FS369 | Oppose In Part | Reject submission points identified |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS132 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS880 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS115 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS469 | Oppose | Reject submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS393 | Oppose | Reject the submission |
| DPR-0344 | Four Stars Development Ltd & Gould Developments Ltd | 014 | Oppose In Part | Amend UG-P11 to read: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>or mitigate</u> reverse sensitivity effects on: 1. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS220 | Support In Part | Adopt subject to wording. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS220 | Support In Part | Adopt subject to wording. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS220 | Support In Part | Adopt subject to wording. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS220 | Support In Part | Adopt subject to wording. |
| DPR-0353 | Horticulture New Zealand | 227 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS261 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS899 | Oppose | Reject submission |
| DPR-0209 | Manmeet Singh | FS336 | Oppose | Reject Submission |
| DPR-0298 | Trices Road Re-zoning Group | FS899 | Oppose | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS249 | Oppose In Part | Reject submission in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|--------------------|--|
| DPR-0358 | Rolleston West Residential Limited (RWRL) | 337 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS158 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS456 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS545 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS503 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS175 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS547 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS156 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS433 | Support | Accept submission in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS526 | Support In Part | Accept the submission in part. |
| DPR-0360 | West Melton District Residents Association Inc. | 007 | Support | That Council: -Applies holistic and long term planning for our urban and community spaces. -Actively resists any piece-meal or short-term approaches to housing development in our neighbourhoods, with new areas designed to be fully integrated with existing communities. -Maintains our township boundaries and pushes back against urban sprawl. |
| DPR-0361 | Rupert Jack Wright & Catherine Elizabeth Wright | 013 | Support In Part | Retain Urban Growth Overlay notation on this property and the associated objectives and policies should the request to rezone the site be unsuccessful. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | 326 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS186 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS789 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS712 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS670 | Support In Part | Accept submission in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|--------------------|---|
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS202 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS705 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS184 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS325 | 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 | FS592 | Support In Part | Accept the submission in part. |
| DPR-0367 | Orion New Zealand Limited | 047 | Support | Retain as notified. |
| DPR-0407 | Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird) | FS616 | Oppose | Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure. |
| DPR-0370 | Fonterra Limited | 075 | Support In Part | Amend as follows: When zoning land to establish any new urban area or to extend any township boundary, avoid adverse effects, including reverse sensitivity effects on: a. b. on the safe, efficient and cost effective operation, <u>use, maintenance, upgrade and development</u> of important infrastructure, land transport infrastructure, and the strategic transport network. |
| DPR-0209 | Manmeet Singh | FS807 | Oppose In Part | Reject submission in part |
| DPR-0370 | Fonterra Limited | 077 | Oppose | <u>Insert as follows:</u> <u>Avoid the following zones when zoning land to extend township boundaries to establish new urban areas:</u> <u>a. Dairy Processing Zone</u> <u>b. General Industrial Zone</u> <u>c. Port Zone</u> |
| DPR-0209 | Manmeet Singh | FS809 | Oppose In Part | Reject submission in part |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS169 | Support | Adopt |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS169 | Support | Adopt |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS169 | Support | Adopt |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|----------------------------|--|
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS169 | Support | Adopt |
| DPR-0453 | Midland Port, Lyttelton Port Company Limited | FS027 | Neither Support Nor Oppose | Neutral |
| DPR-0371 | Christchurch International Airport Limited | 060 | Support In Part | Amend as follows: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>adverse effects, including</u> reverse sensitivity effects on: a. b. on the safe, efficient and cost effective operation, <u>use, maintenance, upgrade and development</u> of important infrastructure, land transport infrastructure, and the strategic transport network. |
| DPR-0353 | Horticulture New Zealand | FS123 | Oppose | Reject |
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS238 | Support | Accept proposed amendment. |
| DPR-0453 | Midland Port, Lyttelton Port Company Limited | FS015 | Support | Accept |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | 332 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS234 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS606 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS968 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS821 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS250 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS848 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS232 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS169 | 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 | FS730 | Support In Part | Accept the submission in part. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|--|
| DPR-0375 | Waka Kotahi NZ Transport Agency | 171 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS133 | Oppose | Reject submission |
| DPR-0209 | Manmeet Singh | FS997 | Oppose | Reject submission |
| DPR-0298 | Trices Road Re-zoning Group | FS339 | Oppose | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS150 | Oppose | Reject submissions. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS186 | Oppose | Reject |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS186 | Oppose | Reject |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS186 | Oppose | Reject |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS186 | Oppose | Reject |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS132 | Oppose In Part | Reject in part |
| DPR-0376 | Fox & Associates | 007 | Oppose | Amend as follows: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>mitigate</u> sensitivity effects on: 1. any adjoining rural, industrial, inland port, or knowledge zone; and 2. on the safe, efficient and cost-effective operation of important infrastructure, land transport infrastructure, and the strategic transport network. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS209 | Support In Part | Adopt subject to wording |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS209 | Support In Part | Adopt subject to wording |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS209 | Support In Part | Adopt subject to wording |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|--------------------|---|
| DPR-0381 | Coleridge Downs Limited | FS060 | Support | Allow |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS209 | Support In Part | Adopt subject to wording |
| DPR-0486 | Coleridge Downs Limited | FS060 | Support | Allow |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | 344 | Support | Retain as notified |
| DPR-0397 | Survus Consultants Ltd | 006 | Oppose In Part | Amend as follows: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>mitigate</u> sensitivity effects on: 1. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS210 | Support In Part | Adopt subject to wording |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS210 | Support In Part | Adopt subject to wording |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS210 | Support In Part | Adopt subject to wording |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS210 | Support In Part | Adopt subject to wording |
| DPR-0399 | Gulf Central Properties Ltd & Apton Developments Ltd | 008 | Oppose In Part | Amend as follows: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>mitigate</u> sensitivity effects on: 1. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS211 | Support In Part | Adopt subject to wording |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS211 | Support In Part | Adopt subject to wording |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS211 | Support In Part | Adopt subject to wording |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS211 | Support In Part | Adopt subject to wording |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|---|
| DPR-0415 | Fulton Hogan Limited | FS020 | 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 | FS008 | 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 | FS008 | 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 | FS008 | 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 | FS008 | 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 | 009 | Oppose In Part | Amend as follows: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>limit potential</u> reverse sensitivity effects on: ... |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS203 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS876 | Support In Part | Accept submission in part |
| DPR-0209 | Manmeet Singh | FS1055 | Support In Part | Accept submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS850 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS219 | Support In Part | Accept submissions in part. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS221 | Support In Part | Adopt subject to wording. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS221 | Support In Part | Adopt subject to wording. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS221 | Support In Part | Adopt subject to wording. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|---|
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS241 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS221 | Support In Part | Adopt subject to wording. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS201 | Support In Part | Accept in part |
| DPR-0414 | Kāinga Ora - Homes & Communities | 160 | Support In Part | Retain as notified and move to Strategic Directions |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS049 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS226 | Oppose In Part | Reject the submission in part |
| DPR-0209 | Manmeet Singh | FS1005 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS186 | Oppose In Part | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS066 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS212 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS050 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS582 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS206 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS097 | 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 | 135 | Support In Part | Amend as follows: When zoning land to establish any new urban area or to extend any township boundary, avoid adverse <u>reverse sensitivity</u> effects, <u>including reverse sensitivity effects</u> on: |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|-----------------|---|
| DPR-0448 | New Zealand Defence Force | 048 | Support | Retain as notified |
| DPR-0454 | Central Plains Water Limited | 013 | Oppose | Insert as follows: <u>The residential zone shall be setback 300m from the closest outer edge of any paddocks, hard-stand areas, structures, or buildings used to hold or house stock, and wastewater treatment systems used for intensive primary production.</u> |
| DPR-0414 | Kāinga Ora - Homes & Communities | FS086 | Oppose | Not specified |
| DPR-0460 | Marama Te Wai Ltd | 015 | Oppose | Amend as follows: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>mitigate</u> sensitivity effects on: 1. |
| DPR-0347 | Richard Erskine & Trish Standfield | FS015 | 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> <i>Refer to original further submission for full decision requested.</i> |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS212 | Support In Part | Adopt subject to wording |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS212 | Support In Part | Adopt subject to wording |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS212 | Support In Part | Adopt subject to wording |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS212 | Support In Part | Adopt subject to wording |
| DPR-0537 | Stephen Lycett | FS011 | Oppose | Disallow in full |
| DPR-0578 | Elene (Helen) Anderson | FS033 | 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. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|--------------------|---|
| DPR-0461 | Dunweavin 2020 Ltd | 010 | Oppose In Part | Amend as follows: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>mitigate</u> sensitivity effects on: 1. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS213 | Support In Part | Adopt subject to wording |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS213 | Support In Part | Adopt subject to wording |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS213 | Support In Part | Adopt subject to wording |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS213 | Support In Part | Adopt subject to wording |
| DPR-0491 | Paul and Sue Robinson | 008 | Oppose | Amend as follows: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>mitigate</u> sensitivity effects on: 1. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS214 | Support In Part | Adopt subject to wording |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS214 | Support In Part | Adopt subject to wording |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS214 | Support In Part | Adopt subject to wording |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS214 | Support In Part | Adopt subject to wording |
| DPR-0492 | Kevler Development Ltd | 006 | Oppose | Amend as follows: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>mitigate</u> sensitivity effects on: 1. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS215 | Support In Part | Adopt subject to wording |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS215 | Support In Part | Adopt subject to wording |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|-----------------|---|
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS215 | Support In Part | Adopt subject to wording |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS215 | Support In Part | Adopt subject to wording |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | 008 | Oppose | Amend as follows: When zoning land to establish any new urban area or to extend any township boundary, avoid <u>mitigate</u> sensitivity effects on: 1. |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS011 | Support | Support subject to being consistent with the relief sought by submission 302. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS216 | Support In Part | Adopt subject to wording |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS216 | Support In Part | Adopt subject to wording |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS216 | Support In Part | Adopt subject to wording |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS216 | Support In Part | Adopt subject to wording |

Analysis

- 24.3 BE Faulkner, Lincoln University, CRC, AgResearch, CDHB, Hort NZ, RWRL, IRHL, Orion, RIHL, RIDL, NZDF¹¹⁷ support the policy. This support is noted and I recommend that these submission points are accepted in part on the basis that I have recommended that Policy 11 be amended.
- 24.4 WMDRA¹¹⁸ supports the policy because the policies in general outline the care required when planning and protecting the natural landscape, culturally significant areas, neighbourhoods and public spaces and requests that the Council continues to holistically plan for community spaces, resist short-term development and help push back against urban sprawl. This broadly aligns with the aim of the Urban Growth Chapter and I recommend that this submission point is accepted in part on the basis that I have recommended that Policy 11 be amended.

¹¹⁷ DPR-0125.025, DPR-0205.052, DPR-0260.157, DPR-0342.005, DPR-0343.045, DPR-0353.227, DPR-0358.337, DPR-0363.326, DPR-0367.047, DPR-0374.332, DPR-0384.344, and DPR-0448.048

¹¹⁸ DPR-0360.007

- 24.5 The Wrights¹¹⁹ seeks the retention of the overlay on their specific land and associated objectives and policies that support that. This support is noted and I recommend that this submission point is accepted in part on the basis that I have recommended that Policy 11 be amended.
- 24.6 Waka Kotahi¹²⁰ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected.
- 24.7 Kāinga Ora¹²¹ seek that the policy is retained but moved to Strategic Directions. The support is noted and the move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. Therefore, I recommend that this submission point is accepted in part.
- 24.8 Stewart Townsend & Fraser, Macaulay & Reid, Smith Boyd & Blanchard, Fox & Associates, Survus Consultant Ltd, Gulf Central & Apton, Marama Te Wai Ltd, Dunweavin, The Robinsons, Kevler Development Ltd, and Gallina Nominees & Heinz-Wattie¹²² seek to amend the policy as follows (emphasis in bold) ‘..., **avoid mitigate** reverse sensitivity effects on ...’. Bond, M Singh, Trices Rd, and Four Stars & Gould¹²³ seek to amend it as follows (emphasis in bold) ‘..., avoid **or mitigate** reverse sensitivity effects on ...’. Hughes Developments¹²⁴ seeks to amend as follows (emphasis in bold) ‘**avoid limit potential**’. The policy seeks to protect the operation of important infrastructure by avoiding potential reverse sensitivity effects. The policy is broader than important infrastructure however, the potential for reverse sensitivity effects are fairly low. It is important that avoid remains as it is critical to protect both important infrastructure and new urban areas. Therefore, the submission points are rejected.
- 24.9 Fonterra, CIAL, and Transpower¹²⁵ seek the amendment to the following (emphasis in bold) ‘avoid, **adverse effects, including** reverse sensitivity’. This change is appropriate as it consideration of a broader range of effects. This change provides a broader range of responses and effects to be considered. Therefore, I recommend that the submission points are accepted.
- 24.10 NZ Pork¹²⁶ seeks to amend clause 1 as follows (emphasis in bold) ‘**adjoining existing or future rural production activities in the** rural...’. This would add more directive wording of what to consider within the rural context. However the use of the term ‘future’ is ambiguous in this context and it is more appropriate to use the term anticipated as this reflects what is permitted on a site, rather than

¹¹⁹ DPR-0361.013

¹²⁰ DPR-0375.171

¹²¹ DPR-0414.160

¹²² DPR-0136.009, DPR-0176.009, DPR-0302.008, DPR-0376.007, DPR-0397.006, DPR-0399.008, DPR-0460.015, DPR-0461.010, DPR-0491.008, DPR-0492.006, and DPR-0493.008

¹²³ DPR-0180.006, DPR-0209.010, DPR-0298.013, and DPR-0344.014

¹²⁴ DPR-0412.009

¹²⁵ DPR-0370.075, DPR-0371.060, and DPR-0446.135

¹²⁶ DPR-0142.040

what could potentially receive consent. The use of the phrase 'existing or anticipated activities' provides completeness as to what to consider when zoning land. Further, as this clause applies to other potential adjoining zonings, the specific identification of rural production activities is not appropriate. Therefore, I recommend that this submission point is accepted in part.

24.11 Fonterra and CIAL¹²⁷ also sought to amend clause 2 as follows (emphasis in bold) '~~on~~ the safe, efficient and cost effective operation, **use, maintenance, upgrade and development** of important infrastructure ...'. The use of the phrase 'upgrade and development' is inappropriate as it is hard to identify what should be considered beyond what is permitted or consented. Further, the use, maintenance, upgrade and development is covered by the term 'operation'. Therefore, I recommend that these submissions points are rejected.

24.12 Fonterra¹²⁸ seeks that the Dairy Processing, General Industrial, and Port Zones are avoided when zoning land to extend township boundaries to establish new urban areas. Policy 11 seeks to avoid reverse sensitivity effects on any adjoining rural, industrial, inland port or knowledge zones. This should be extended to include dairy processing zones and I recommend this change is added. Therefore, I recommend that this submission point is accepted in part.

24.13 Central Plains Water¹²⁹ seeks that minimum setback from intensive primary production and residential zones. The submission point seeks to add a setback of 300m from the closest edge of paddocks, hard stand areas, structures, or buildings used to hold or house stock, and wastewater treatment systems used for intensive primary production. Intensive primary production already seek setbacks for sensitive activities and can be mapped. Any new re-zoning will need to avoid reverse sensitivity effects on existing or anticipated activities on adjoining rural zones. However, it is inappropriate that a specific setback is identified through a policy. Therefore, I recommend that this submission point is rejected.

Recommendations and amendments

24.14 I recommend, for the reason above, that the Hearings Panel:

- a. Amend UG-P11 to include a broader range of effects and identify existing or anticipated activities to improve clarity.

24.15 The amendments recommended to UG-P11 in the PDP is also set out in a consolidated manner in **Appendix 2**.

24.16 It is recommended that the submission and further submission points are accepted, accepted in part, or rejected as shown in **Appendix 1**.

24.17 The scale of change does not require a s32AA evaluation as the recommended changes further strengthen the outcomes sought rather than change them.

25. Policy 12

¹²⁷ DPR-0370.075, and DPR-0371.060

¹²⁸ DPR-0370.077

¹²⁹ DPR-0454.013

Introduction

25.1 This section responds to the submission points relating to Policy 12.

Submissions

25.2 There are 15 submission points and 79 further submission points relating to Policy 12.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|---|
| DPR-0032 | Christchurch City Council | 003 | Support In Part | Amend as follows: Ensure the zoning of land ... provisions of infrastructure <u>and public transport</u> , and protect... 1. Aligning the zoning ... new infrastructure <u>and public transport services</u> , including through the staging of development;... |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS013 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS026 | Oppose | Reject submission |
| DPR-0209 | Manmeet Singh | FS004 | Oppose | Reject submission |
| DPR-0298 | Trices Road Re-zoning Group | FS003 | Oppose | Reject submission point |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS030 | Oppose | Reject submissions. |
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS207 | Support | Accept proposed amendment. |
| DPR-0378 | The Ministry of Education | FS026 | Support | Allow |
| DPR-0432 | Birchs Village Limited | FS003 | Oppose In Part | Reject submission |
| DPR-0461 | Dunweavin 2020 Ltd | FS004 | Oppose | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS014 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS809 | Oppose | Reject Submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS018 | Oppose | Reject submission |
| DPR-0580 | Kersey Park Limited | FS004 | Oppose In Part | Reject submission in part |
| DPR-0587 | Lloyd Bathurst | FS003 | 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-0125 | BE Faulkner | 026 | Support | Not specified. |
| DPR-0205 | Lincoln University | 053 | Support | Retain as notified. |
| DPR-0342 | AgResearch Limited | FS018 | Support | Allow in full |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|---|
| DPR-0260 | Canterbury Regional Council (Environment Canterbury) | 158 | Support In Part | Amend as follows: Avoiding adverse effects on the ground and surface water resource by requiring connections to reticulated water, wastewater, and stormwater networks where they are available, or <u>where they are not available</u> by demonstrating that the necessary discharge approvals can be obtained for all on-site wastewater and stormwater treatment and disposal facilities; |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS028 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS937 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | Manmeet Singh | FS1062 | Oppose | Reject the submission in part. |
| DPR-0298 | Trices Road Re-zoning Group | FS047 | Oppose In Part | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS046 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS417 | Oppose | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS030 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS795 | Oppose | Reject Submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS063 | Oppose | Reject submission in part being the amendments sought and the notified provisions sought to be retained |
| DPR-0343 | Canterbury District Health Board | 046 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS116 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS055 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | Manmeet Singh | FS104 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |
| DPR-0298 | Trices Road Re-zoning Group | FS370 | Oppose In Part | Reject submission points identified |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS133 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS881 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|--|
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS116 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS470 | Oppose | Reject submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS394 | Oppose | Reject the submission |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | 338 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS159 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS457 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS546 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS504 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS176 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS548 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS157 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS434 | Support | Accept submission in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS527 | Support In Part | Accept the submission in part. |
| DPR-0360 | West Melton District Residents Association Inc. | 008 | Support | That Council: -Applies holistic and long term planning for our urban and community spaces. -Actively resists any piece-meal or short-term approaches to housing development in our neighbourhoods, with new areas designed to be fully integrated with existing communities. -Maintains our township boundaries and pushes back against urban sprawl. |
| DPR-0361 | Rupert Jack Wright & Catherine Elizabeth Wright | 014 | Support In Part | Retain Urban Growth Overlay notation on this property and the associated objectives and policies should the request to rezone the site be unsuccessful. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | 327 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS187 | Support In Part | Accept submission in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|-----------------|---|
| DPR-0157 | Kevin & Bonnie Williams | FS790 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS713 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS671 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS203 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS706 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS185 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS326 | 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 | FS593 | Support In Part | Accept the submission in part. |
| DPR-0367 | Orion New Zealand Limited | 048 | Support | Retain as notified. |
| DPR-0407 | Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird) | FS617 | Oppose | Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | 333 | Support | Retain as notified |
| DPR-0157 | Kevin & Bonnie Williams | FS607 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS969 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS822 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS251 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS849 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS233 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS170 | 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 | FS731 | Support In Part | Accept the submission in part. |
| DPR-0375 | Waka Kotahi NZ Transport Agency | 172 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS134 | Oppose | Reject submission |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|-----------------|---|
| DPR-0209 | Manmeet Singh | FS998 | Oppose | Reject submission |
| DPR-0298 | Trices Road Re-zoning Group | FS340 | Oppose | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS151 | Oppose | Reject submissions. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS187 | Oppose | Reject |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS187 | Oppose | Reject |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS187 | Oppose | Reject |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS187 | Oppose | Reject |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS133 | Oppose In Part | Reject in part |
| DPR-0378 | The Ministry of Education | 020 | Support | Retain as notified |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | 345 | Support | Retain as notified |
| DPR-0414 | Kāinga Ora - Homes & Communities | 161 | Support In Part | <p>Amend 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 planned infrastructure, including through the staging of development; 2. ... 3. Ensuring the land is located where solid waste collection and disposal services are available or planned; 4. Prioritising accessibility and connectivity between the through zoning land and adjoining neighbourhoods, commercial centres, open space reserves, and community facilities, including education providers, public reserves, and health services; and <p>...</p> |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|--------------------|---|
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS050 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS227 | Oppose In Part | Reject the submission in part |
| DPR-0209 | Manmeet Singh | FS1006 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS187 | Oppose In Part | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS067 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS213 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS051 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS583 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS207 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS098 | 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

- 25.3 BE Faulkner, Lincoln University, CDHB, RWRL, IRHL, Orion, RIHL, MoE, and RIDL¹³⁰ support the policy. This support is noted and I recommend that these submission points are accepted in part on the basis that I have recommended that Policy 12 be amended.
- 25.4 WMDRA¹³¹ supports the policy because the policies in general outline the care required when planning and protecting the natural landscape, culturally significant areas, neighbourhoods and public spaces and requests that the Council continues to holistically plan for community spaces, resist short-term development and help push back against urban sprawl. This broadly aligns with the aim of the Urban Growth Chapter and I recommend that this submission point is accepted in part on the basis that I have recommended that Policy 12 be amended.

¹³⁰ DPR-0125.026, DPR-0205.053, DPR-0343.046, DPR-0358.338, DPR-0363.327, DPR-0367.048, DPR-0374.333, DPR-0378.020, and DPR-0384.345

¹³¹ DPR-0360.008

- 25.5 The Wrights¹³² seeks the retention of the overlay on their specific land and associated objectives and policies that support that. This support is noted and I recommend that this submission point is accepted in part on the basis that I have recommended that Policy 12 be amended.
- 25.6 Waka Kotahi¹³³ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected.
- 25.7 CCC¹³⁴ seeks amendments to the policy as follows: ‘Ensure the zoning of land ... provision of infrastructure **and public transport**, and protect... 1. Aligning the zoning ... new infrastructure **and public transport services**, including through the staging of development;’. The addition of reference to public transport is appropriate as it is relevant infrastructure but not specifically captured within the definition of infrastructure. Therefore, I recommend that this submission point is accepted.
- 25.8 CRC¹³⁵ seeks amendments to the policy as follows: ‘Avoiding adverse effects on the ground and surface water resource by requiring connections to reticulated water, wastewater, and stormwater networks where they are available, or **where they are not available** by demonstrating that the necessary discharge approvals can be obtained for all on-site wastewater and stormwater treatment and disposal facilities;’. This change is appropriate as the intent is to use reticulated services when available. Therefore, I recommended that the submission point is accepted.
- 25.9 Kāinga Ora¹³⁶ seeks amendments and that the policy is moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The amendments seek the following changes (shown in bold) Clause 1 ‘...availability of existing or **new planned** infrastructure...’; Clause 3 ‘waste collection and disposal services are available **or planned...**’; Clause 4 ‘prioritising accessibility and connectivity **between the through zoning** land and adjoining...’. These changes are appropriate as it recognises that infrastructure may not be available but is planned. Therefore, I recommend that this submission point is accepted.

Recommendations and amendments

25.10 I recommend, for the reason above, that the Hearings Panel:

- a. Amend UG-P12 to include references to public transport, to articulate that discharge approval is only needed when reticulation is not available, and to reference planned infrastructure as well. This better articulates the direction of the policy.

¹³² DPR-0361.014

¹³³ DPR-0375.172

¹³⁴ DPR-0032.003

¹³⁵ DPR-0260.158

¹³⁶ DPR-0414.161

25.11 The amendments recommended to UG-P12 in the PDP is also set out in a consolidated manner in **Appendix 2**.

25.12 It is recommended that the submission and further submission points are accepted, accepted in part, or rejected as shown in **Appendix 1**.

25.13 The scale of change does not require a s32AA evaluation as the recommended changes further strengthen the outcomes sought rather than change them.

26. Policy 13

Introduction

26.1 This section responds to the submission points relating to Policy 13.

Submissions

26.2 There are 25 submission points and 130 further submission points relating to Policy 13.

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|--|
| DPR-0032 | Christchurch City Council | 004 | UG-P13 | Support In Part | Amend as follows: Any new residential growth area within the Greater Christchurch area shall only occur where:... 4. The minimum net densities of 12 15hh/ha for residential activities or 1 to 2hh/ha for rural residential activities are met;... |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS014 | UG-P13 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS027 | UG-P13 | 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 | FS005 | UG-P13 | Oppose | Reject submission |
| DPR-0298 | Trices Road Re-zoning Group | FS004 | UG-P13 | Oppose | Reject submission point |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS031 | UG-P13 | Oppose | Reject submissions. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|--|------------------|----------------|----------------------------|--|
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS222 | UG-P13 | Neither Support Nor Oppose | Delete the policy in its entirety. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS222 | UG-P13 | Neither Support Nor Oppose | Delete the policy in its entirety. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS222 | UG-P13 | Neither Support Nor Oppose | Delete the policy in its entirety. |
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS208 | UG-P13 | Support | Accept proposed amendment. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS222 | UG-P13 | Neither Support Nor Oppose | Delete the policy in its entirety. |
| DPR-0432 | Birchs Village Limited | FS004 | UG-P13 | Oppose In Part | Reject submission |
| DPR-0461 | Dunweavin 2020 Ltd | FS005 | UG-P13 | Oppose | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS015 | UG-P13 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS808 | UG-P13 | Oppose | Reject Submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS019 | UG-P13 | Oppose | Reject submission |
| DPR-0580 | Kersey Park Limited | FS005 | UG-P13 | Oppose In Part | Reject submission in part |
| DPR-0587 | Lloyd Bathurst | FS004 | UG-P13 | 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-0125 | BE Faulkner | 027 | UG-P13 | Support | Not specified. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|----------|--|
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | 010 | UG-P13 | Oppose | <p>Amend as follows:</p> <p>Any new residential growth area within the Greater Christchurch area shall only occur where:</p> <p>1. Extensions assist in meeting the housing bottom lines (minimum housing targets) of 8,600 households over the medium term period through to 2028;</p> <p>2 A HDCA and FDS identify a need for additional feasible development capacity for the township and the additional residential land supports the rebuild and recovery of Greater Christchurch;</p> <p>3. 1 ...</p> <p>4 <u>2</u> The minimum net densities of 12hh/ha for residential activities or 1 to 5 2hh/ha for rural residential activities are met;</p> <p>5 <u>3...and/or</u></p> <p>4. The new residential growth is in accordance with and will give effect to the National Policy Statement - Urban Development 2020; and</p> <p>6 7</p> |
| DPR-0032 | Christchurch City Council | FS038 | UG-P13 | Oppose | Retain the existing wording of the policy. |
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS211 | UG-P13 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0422 | NCFF | FS170 | UG-P13 | Oppose | Disallow the submission point. Retain the policy as notified. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---------------------------------|------------------|----------------|-----------------|---|
| DPR-0176 | Brent Macaulay & Becky Reid | 010 | UG-P13 | Oppose | <p>Amend as follows:</p> <p>Any new residential growth area within the Greater Christchurch area shall only occur where:</p> <ol style="list-style-type: none"> Extensions assist in meeting the housing bottom lines (minimum housing targets) of 8,600 households over the medium term period through to 2028; A HDCA and FDS identify a need for additional feasible development capacity for the township and the additional residential land supports the rebuild and recovery of Greater Christchurch; 1. The land is subject to an Urban Growth Overlay and the area is either: <ol style="list-style-type: none"> a 'greenfield priority area', or any subsequent urban growth areas or urban containment boundaries, in the CRPS where it is a residential activity; or identified in an adopted Rural Residential Strategy and in accordance with CRPS Policy 6.3.9 where it is a rural residential activity; and/or 2. The new residential growth is in accordance with and will give effect to the National Policy Statement – Urban Development 2020; and 3. The minimum net densities of 12hh/ha for residential activities or 1 to 2hh/ha for rural residential activities are met; 4. If zoned General Residential, there is a diversity in housing types, sizes and densities; 5. An ODP is prepared that addresses the matters listed in UG-ODP Criteria and incorporated into this Plan before any subdivision proceeds. |
| DPR-0246 | Craig Robertson | FS011 | UG-P13 | Support In Part | Support the submission subject to the rezoning proposal providing for appropriate integration and connectivity with residential development of my land. |
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS219 | UG-P13 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0205 | Lincoln University | 054 | UG-P13 | Support | Retain as notified. |
| DPR-0342 | AgResearch Limited | FS019 | UG-P13 | Support | Allow in full |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|--|
| DPR-0209 | Manmeet Singh | 011 | UG-P13 | Oppose | <p>Amend UG-P13 to read:</p> <p>Any new residential growth area within the Greater Christchurch area shall only occur where:</p> <ol style="list-style-type: none"> 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. A HDCA and FDS identify a need for additional feasible development capacity for the township and the additional residential land supports the rebuild and recovery of Greater Christchurch; 3. 5. The growth area corrects a zoning anomaly; and 6. The minimum net densities of 12hh/ha for residential activities or 1-25hh/ha for rural residential activities are met, <u>except where the land although identified in a Rural Residential Strategy, is an appropriate location for General Residential growth, in which case minimum densities of 12 hh/ha shall apply; and</u> <ol style="list-style-type: none"> a. <u>For General Residential zoned areas,</u> A there is a diversity in housing types, sizes and densities. <u>demonstrated to respond to the demographic changes and social and affordability needs identified in a HDCA, FDS or outcomes identified in any relevant Development Plan; and</u> b. |
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS224 | UG-P13 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0260 | Canterbury Regional Council (Environment Canterbury) | 159 | UG-P13 | Support In Part | That consideration is given to a requirement for a higher minimum net density for residential households per hectare than those contained in UG-P13.4. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS029 | UG-P13 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS938 | UG-P13 | Oppose In Part | Reject in part the amendments sought. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|--|------------------|----------------|----------------------------|------------------------------------|
| DPR-0209 | Manmeet Singh | FS083 | UG-P13 | Oppose | Reject submission |
| DPR-0298 | Trices Road Re-zoning Group | FS048 | UG-P13 | Oppose | Reject submission point |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS047 | UG-P13 | Oppose | Reject submissions. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS223 | UG-P13 | Neither Support Nor Oppose | Delete the policy in its entirety. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS223 | UG-P13 | Neither Support Nor Oppose | Delete the policy in its entirety. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS223 | UG-P13 | Neither Support Nor Oppose | Delete the policy in its entirety. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS223 | UG-P13 | Neither Support Nor Oppose | Delete the policy in its entirety. |
| DPR-0461 | Dunweavin 2020 Ltd | FS023 | UG-P13 | Oppose | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS031 | UG-P13 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS440 | UG-P13 | Oppose | Reject Submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS070 | UG-P13 | Oppose | Reject Submission |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|-----------------------------|------------------|----------------|----------------|--|
| DPR-0298 | Trices Road Re-zoning Group | 014 | UG-P13 | Oppose In Part | <p>Amend UG-P13 as follows:</p> <p>Any new residential growth area within the <u>Selwyn</u> <u>Greater Christchurch</u> area shall only occur where:</p> <ol style="list-style-type: none"> Extensions assist in meeting the <u>housing bottom lines</u> (minimum housing targets) of 8,600 households over the medium term period through to 2028; A HDCA and FDS identify a need for additional <u>feasible development capacity</u> for the township and the additional residential <u>land</u> supports the rebuild and recovery of <u>Greater Christchurch</u>; The land is subject to an Urban Growth Overlay and the area is either: <ol style="list-style-type: none"> is a 'greenfield priority area', or any subsequent urban growth areas or urban containment boundaries, in the <u>CRPS</u> where it is a <u>residential activity</u>; is identified in an adopted <u>Rural Residential Strategy</u> and in accordance with <u>CRPS</u> Policy 6.3.9 where it is a <u>rural residential activity</u>; or is in accordance with the <u>National Policy Statement on Urban Development 2020</u>, including areas that have been identified for <u>rural residential activity</u> in an <u>adopted Rural Residential Strategy</u> but that are better suited to <u>residential activity</u>. Subject to 3c above, the minimum net densities of 12hh/<u>ha</u> for <u>residential activities</u> or 1 to 2hh/<u>ha</u> for <u>rural residential activities</u> are met, or The new residential growth meets 1-4 above and/or is in accordance with and will give effect to the <u>National Policy Statement – Urban Development 2020</u> A diversity in housing types, sizes and densities is demonstrated to respond to the demographic changes and social and affordability needs identified in a HDCA, FDS or outcomes identified in any relevant <u>Development Plan</u>; and An <u>ODP</u> is prepared that addresses the matters listed in <u>UG-ODP Criteria</u> and incorporated into this Plan before any <u>subdivision</u> proceeds. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|----------------------------|---|
| DPR-0032 | Christchurch City Council | FS033 | UG-P13 | Support In Part | Amend the UGO Overview as follows; "... there is at least sufficient urban development capacity ...". In all other respects the proposed plan not be amended as sought by the submitter. |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | 009 | UG-P13 | Oppose In Part | Amend as follows: Any new residential growth area within the Greater Christchurch area shall only occur where: 1. 4. The minimum net densities of 12hh/ha for residential activities or 1 to 5hh/ha for rural residential activities are met; or 5. <u>The new residential growth meets 1-4 above and/or is in accordance with and will give effect to the National Policy Statement – Urban Development 2020, including by supplying significant development capacity, supporting competitive land and development markets and contributing to well-functioning urban environments.</u> 6. A diversity in housing types, sizes and densities is demonstrated to respond to the demographic changes and social and affordability needs identified in a HDCA, FDS or outcomes identified in any relevant Development Plan provided; and |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS009 | UG-P13 | Neither Support Nor Oppose | Neutral |
| DPR-0343 | Canterbury District Health Board | 047 | UG-P13 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS117 | UG-P13 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS056 | UG-P13 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|--|------------------|----------------|----------------|---|
| DPR-0209 | Manmeet Singh | FS105 | UG-P13 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |
| DPR-0298 | Trices Road Re-zoning Group | FS371 | UG-P13 | Oppose In Part | Reject submission points identified |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS134 | UG-P13 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS882 | UG-P13 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS117 | UG-P13 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS471 | UG-P13 | Oppose | Reject submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS395 | UG-P13 | Oppose | Reject the submission |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|----------------|--|
| DPR-0344 | Four Stars Development Ltd & Gould Developments Ltd | 015 | UG-P13 | Oppose In Part | <p>Amend as follows:</p> <p>Any new residential growth area within the <u>Selwyn</u> <u>Greater Christchurch</u> area shall only occur where:</p> <ol style="list-style-type: none"> 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. A HDCA and FDS identify a need for additional feasible development capacity for the township and the additional residential land supports the rebuild and recovery of <u>Greater Christchurch</u>; 3. The land is subject to an Urban Growth Overlay and the area is either: <ol style="list-style-type: none"> a. is a 'greenfield priority area', or any subsequent urban growth areas or urban containment boundaries, in the <u>CRPS</u> where it is a <u>residential activity</u>; or b. is identified in an adopted <u>Rural Residential Strategy</u> and in accordance with <u>CRPS</u> Policy 6.3.9 where it is a <u>rural residential activity</u>; or c. is in accordance with the National Policy Statement on Urban Development 2020 4. Subject to 3c above, the minimum net densities of 12hh/<u>ha</u> for <u>residential activities</u> or 1 to 2hh/<u>ha</u> for <u>rural residential activities</u> are met, or 5. The new residential growth meets 1-4 above and/or is in accordance with and will give effect to the <u>National Policy Statement – Urban Development 2020</u> 6. A diversity in housing types, sizes and densities is demonstrated to respond to the demographic changes and social and affordability needs identified in a HDCA, FDS or outcomes identified in any relevant Development Plan; and 7.... |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|--|
| DPR-0355 | Ellis Darusette | 003 | UG-P13 | Oppose In Part | <p>Amend as follows:</p> <p>Any new residential growth area within the Greater Christchurch area shall only occur where:</p> <ol style="list-style-type: none"> 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. A HDCA and FDS identify a need for additional feasible development capacity for the township and the additional residential land supports the rebuild and recovery of Greater Christchurch; 3. The land is subject to an Urban Growth Overlay; <u>or</u> 4. The growth area is in accordance with the National Policy Statement – Urban Development 2020; <u>or</u> 5. The growth area is minor in scale, <u>will correct a zoning anomaly and achieve a compact and consolidated urban form; and</u> 6. The minimum net densities of 12hh/ha for residential activities or 1-2 hh/ha for rural residential activities are met; <u>and</u> <ol style="list-style-type: none"> a. <u>For General Residential zoned areas,</u> A there is a diversity in housing types, sizes and densities. demonstrated to respond to the demographic changes and social and affordability needs identified in a HDCA, FDS or outcomes identified in any relevant Development Plan; and b. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | 339 | UG-P13 | Oppose | Delete as notified |
| DPR-0032 | Christchurch City Council | FS051 | UG-P13 | Oppose | Retain the existing wording of the policies. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS160 | UG-P13 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS458 | UG-P13 | Support In Part | Accept the submission in part |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|--|
| DPR-0209 | Manmeet Singh | FS412 | UG-P13 | Support | Accept submission |
| DPR-0298 | Trices Road Re-zoning Group | FS505 | UG-P13 | Support | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS177 | UG-P13 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS030 | UG-P13 | Support | Accept submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS158 | UG-P13 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS353 | UG-P13 | Support | Accept submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS528 | UG-P13 | Support | Accept submission |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | 328 | UG-P13 | Oppose | Delete as notified |
| DPR-0032 | Christchurch City Council | FS055 | UG-P13 | Oppose | Retain the existing wording of the policies. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS188 | UG-P13 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS791 | UG-P13 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS583 | UG-P13 | Support | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS672 | UG-P13 | Support | Accept submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS204 | UG-P13 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS037 | UG-P13 | Support | Accept submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS186 | UG-P13 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS191 | UG-P13 | Support | Accept submission |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0492 | Kevler Development Ltd | FS327 | UG-P13 | 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 | FS594 | UG-P13 | Support | Accept submission |
| DPR-0371 | Christchurch International Airport Limited | 061 | UG-P13 | Support In Part | Amend as follows: Any new residential growth area within the Greater Christchurch area shall only occur where:.... 3. The minimum net densities of 12hh/ha for residential activities in urban areas or 1 to 2hh/ha for rural residential activities in Specific Control Areas where higher density residential activity is anticipated in the rural zones are met;.... |
| DPR-0353 | Horticulture New Zealand | FS124 | UG-P13 | Oppose | Reject |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | 334 | UG-P13 | Oppose | Delete as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS235 | UG-P13 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS608 | UG-P13 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS970 | UG-P13 | Support In Part | Accept the submission |
| DPR-0298 | Trices Road Re-zoning Group | FS823 | UG-P13 | Support | Accept submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS252 | UG-P13 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS045 | UG-P13 | Support | Accept submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS234 | UG-P13 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS002 | UG-P13 | Support | Accept the Submission |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS732 | UG-P13 | Support | Accept the submission |
| DPR-0375 | Waka Kotahi NZ Transport Agency | 173 | UG-P13 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS135 | UG-P13 | Oppose | Reject submission |
| DPR-0209 | Manmeet Singh | FS1048 | UG-P13 | Oppose | Reject submission |
| DPR-0298 | Trices Road Re-zoning Group | FS341 | UG-P13 | Oppose | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS152 | UG-P13 | Oppose | Reject submissions. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS188 | UG-P13 | Oppose | Reject |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS188 | UG-P13 | Oppose | Reject |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS188 | UG-P13 | Oppose | Reject |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS188 | UG-P13 | Oppose | Reject |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS134 | UG-P13 | Oppose In Part | Reject in part |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | 346 | UG-P13 | Oppose | Delete as notified |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0412 | Hughes Developments | 010 | UG-P13 | Oppose In Part | Include a definition of outline development plan and provide a statement and/or explanatory note confirming the relationship between outline development plans and development areas. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS204 | UG-P13 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS877 | UG-P13 | Support In Part | Accept submission in part |
| DPR-0209 | Manmeet Singh | FS150 | UG-P13 | Support | Accept submission |
| DPR-0298 | Trices Road Re-zoning Group | FS851 | UG-P13 | Support | Accept submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS220 | UG-P13 | Support In Part | Accept submissions in part. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS224 | UG-P13 | Support | Adopt. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS224 | UG-P13 | Support | Adopt. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS224 | UG-P13 | Support | Adopt. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS224 | UG-P13 | Support | Adopt. |
| DPR-0461 | Dunweavin 2020 Ltd | FS046 | UG-P13 | Support | Accept Submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS202 | UG-P13 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS031 | UG-P13 | Support | Accept Submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS753 | UG-P13 | Support | Accept submission |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|--------------------|---|
| DPR-0412 | Hughes Developments | 014 | UG-P13 | Oppose | Delete UG-P13 and UG-P14 and replace with one policy as follows: <u>New residential growth within the District shall provide for a diversity in housing types, sizes and densities which responds to the demographic changes and social and affordability needs.</u> |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS208 | UG-P13 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS881 | UG-P13 | Support In Part | Accept submission in part |
| DPR-0209 | Manmeet Singh | FS156 | UG-P13 | Support | Accept submission |
| DPR-0298 | Trices Road Re-zoning Group | FS855 | UG-P13 | Support | Accept submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS224 | UG-P13 | Support In Part | Accept submissions in part. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS228 | UG-P13 | Support | Adopt. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS228 | UG-P13 | Support | Adopt. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS228 | UG-P13 | Support | Adopt. |
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS417 | UG-P13 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS228 | UG-P13 | Support | Adopt. |
| DPR-0461 | Dunweavin 2020 Ltd | FS050 | UG-P13 | Support | Accept Submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS206 | UG-P13 | Support In Part | Accept in part |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0492 | Kevler Development Ltd | FS029 | UG-P13 | Support | Accept Submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS757 | UG-P13 | Support | Accept submission |
| DPR-0414 | Kāinga Ora - Homes & Communities | 162 | UG-P13 | Support In Part | Amend 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 <u>within the Future Urban Zone</u> 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 | Christchurch City Council | FS066 | UG-P13 | Oppose | Retain the existing provisions in the Proposed District Plan, except to the extent that an increase in the minimum net densities has been sought in the City Council submissions. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS051 | UG-P13 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS228 | UG-P13 | Oppose In Part | Reject the submission in part |
| DPR-0209 | Manmeet Singh | FS1007 | UG-P13 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS188 | UG-P13 | Oppose In Part | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS068 | UG-P13 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS214 | UG-P13 | Oppose In Part | Reject submission |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|--|------------------|----------------|-----------------|---|
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS052 | UG-P13 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS584 | UG-P13 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS208 | UG-P13 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS099 | UG-P13 | 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. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|------------------------------------|------------------|----------------|----------|---|
| DPR-0460 | Marama Te Wai Ltd | 016 | UG-P13 | Oppose | <p>Amend UG-P13 to read:</p> <p>Residential growth – Greater Christchurch area</p> <p>Any new residential growth area within the Greater Christchurch area shall only occur where:</p> <ol style="list-style-type: none"> 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. A HDCA and FDS identify a need for additional feasible development capacity for the township and the additional residential land supports the rebuild and recovery of Greater Christchurch; 3. The land is subject to an Urban Growth Overlay; <u>or</u> 4. The growth area is in accordance with the National Policy Statement – Urban Development 2020); and 5. The minimum net densities of 12hh/ha for residential activities or 1–2 1-5hh/ha for rural residential activities are met; or; <u>and</u> <ol style="list-style-type: none"> a. <u>For General Residential zoned areas,</u> A there is a diversity in housing types, sizes and densities. demonstrated to respond to the demographic changes and social and affordability needs identified in a HDCA, FDS or outcomes identified in any relevant Development Plan; and b. An ODP is prepared that addresses the matters listed in UG-ODP Criteria and incorporated into this Plan before any subdivision proceeds. |
| DPR-0347 | Richard Erskine & Trish Standfield | FS016 | UG-P13 | Oppose | <p><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></p> <p><i>Refer to original further submission for full decision requested.</i></p> |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|-------------------------|------------------|----------------|----------------|--|
| DPR-0578 | Elene (Helen) Anderson | FS034 | UG-P13 | 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 | FS010 | UG-P13 | Oppose | Reject submission point and maintain zoning and policy as drafted in PDP. |
| DPR-0461 | Dunweavin 2020 Ltd | 011 | UG-P13 | Oppose In Part | Amend as follows: 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. A HDCA and FDS identify a need for additional feasible development capacity for the township and the additional residential land supports the rebuild and recovery of Greater Christchurch ; 3. 4. The minimum net densities of 12hh/ha for residential activities or 1 to 2hh/ha for rural residential activities are met; or 5. The new residential growth meets 1-4 above and/or is in accordance with and will give effect to the National Policy Statement – Urban Development 2020 6. A diversity in housing types, sizes and densities is demonstrated to respond to the demographic changes and social and affordability needs identified in a HDCA, FDS or outcomes identified in any relevant Development Plan ; and |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|--|------------------|----------------|----------|--|
| DPR-0492 | Kevler Development Ltd | 007 | UG-P13 | Oppose | <p>Amend as follows:</p> <p>Any new residential growth area within the Greater Christchurch area shall only occur where:</p> <p>1.</p> <p>4. The minimum net densities of 12hh/ha for residential activities or 1 to 5hh/ha for rural residential activities are met; <u>or</u></p> <p>5. <u>The new residential growth meets 1-4 above and/or is in accordance with and will give effect to the National Policy Statement – Urban Development 2020, including by supplying significant development capacity, supporting competitive land and development markets and contributing to well-functioning urban environments.</u></p> <p>6. A diversity in housing types, sizes and densities <u>is provided</u>; and</p> <p>7.</p> |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | 009 | UG-P13 | Oppose | <p>Amend as follows:</p> <p>Any new residential growth area within the Greater Christchurch area shall only occur where:</p> <p>1.</p> <p>4. The minimum net densities of 12hh/ha for residential activities or 1 to 5hh/ha for rural residential activities are met; <u>or</u></p> <p>5. <u>The new residential growth meets 1-4 above and/or is in accordance with and will give effect to the National Policy Statement – Urban Development 2020, including by supplying significant development capacity, supporting competitive land and development markets and contributing to well-functioning urban environments.</u></p> <p>6. A diversity in housing types, sizes and densities <u>is provided</u>; and</p> <p>7.</p> |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS012 | UG-P13 | Support | <p>Support subject to being consistent with the relief sought by submission 302.</p> |

Analysis

- 26.3 BE Faulkner, Lincoln University, and CDHB¹³⁷ support the policy. This support is noted and I recommend that these submission points are accepted in part on the basis that I have recommended that Policy 13 be amended.
- 26.4 Waka Kotahi¹³⁸ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected
- 26.5 Hughes Developments¹³⁹ seeks clarity regarding terminology, especially ODP, Outline Development Plans, and Development Areas. The use of ODP is as an abbreviation of Outline Development Plan. Specific terminology is defined when appropriate to avoid confusion and therefore I recommend that the submission point be rejected.
- 26.6 RWRL, IRHL, RIHL, and RIDL¹⁴⁰ seek to delete the policy as notified. They believe the policy will unnecessarily and inappropriately constrain growth. They have subsequent submission points that seek changes to Policy 14 is amended to include the whole District (and cover the extent of P13 and P14 at once). Hughes Developments¹⁴¹ seeks the deletion of this policy and another subsequent submission point that deletes Policy 14 and a new policy created to be focused only on Policy 13 clause 5. The current proposed policy responds to Objective 3 by linking to the outcomes of the NPS-UD (such as housing bottom lines) and densities that are described by strategic planning documents. Further, it distinguishes the areas and policy framework identified within the CRPS. Therefore, I recommend that these submission points are rejected.
- 26.7 Kāinga Ora¹⁴² seeks to amend the policy and that the policy is moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The amendments seek the following changes (shown in bold) ‘... is **subject to an Urban Growth Overlay within a Future Urban Zone**’. The use of the Future Urban Zone compared to an overlay is already discussed in Section 9. Therefore, I recommend that this submission point is rejected.
- 26.8 Trices Rd and Four Stars & Gould¹⁴³ seek to amend the wording of Policy 13 as follows ‘Any new residential growth area within the **Selwyn** Greater Christchurch area...’. There is no confusion that the Selwyn District Plan applies within Selwyn and this amendment is unnecessary. Therefore, I recommend that these submission points are rejected.

¹³⁷ DPR-0125.027, DPR-0205.054, and DPR-0343.047

¹³⁸ DPR-0375.173

¹³⁹ DPR-0412.014

¹⁴⁰ DPR-0358.339, DPR-0363.328, DPR-0374.334, and DPR-0384.346

¹⁴¹ DPR-0412.010

¹⁴² DPR-0414.162

¹⁴³ DPR-0298.014 and DPR-0344.015

- 26.9 Stewart Townsend & Fraser, Macaulay & Reid, M Singh, Trices Rd, Four Stars & Gould, Darusette, Kāinga Ora, Marama Te Wai Ltd, and Dunweavin¹⁴⁴ seek to delete clause 1. Kāinga Ora states that policies should not set out densities or dwelling targets but rather enable growth generally. The provision of growth needs to respond to a need and the housing bottom line broadly identifies the need. Therefore, I recommend that these submission points are rejected.
- 26.10 Stewart Townsend & Fraser, Macaulay & Reid, M Singh, Trices Rd, Four Stars & Gould, Darusette, Marama Te Wai Ltd, and Dunweavin¹⁴⁵ seek to delete clause 2. Again, the provision of growth needs to respond to a need and a capacity assessment and FDS broadly identifies the need. Therefore, I recommend that these submission points are rejected.
- 26.11 Trices Rd and Four Stars & Gould¹⁴⁶ seek to amend clause 3 by deleting 'is either' and adding 'is' to sub-clause a. and sub-clause b. This change is only required if a third sub-point is added. Trices Rd seeks to amend clause 3 by adding an additional sub-clause **'is in accordance with the National Policy Statement on Urban Development 2020, including areas that have been identified for rural residential activity in an adopted Rural Residential Strategy but that are better suited to residential activity'**, with an amendment to the beginning of clause 4 **'Subject to 3c above, the The** minimum net densities...'. Alternatively, Four Stars & Gould seeks to amend clause 3 by adding an additional sub-clause **'is in accordance with the National Policy Statement on Urban Development 2020'**, with an amendment to the beginning of clause 4 **'Subject to 3c above, the The** minimum net densities...'. Policy 13 helps identify the quantum of demand to respond to, as well as the density and typology response required. This is in accordance with the NPS-UD and therefore an additional clause that seeks this is unnecessary. The areas identified within a Rural Residential Strategy have been assessed for rural residential densities and not whether higher densities are appropriate. Therefore, I recommend that these submission points are rejected.
- 26.12 Kāinga Ora¹⁴⁷ seeks to delete clause 4. This is because policies should not set out densities or dwelling targets but rather enable growth generally. Urban growth policies need to show how it meets the minimum density requirements that higher order documents have identified as appropriate. Therefore, I recommend that this submission point is rejected.
- 26.13 Stewart Townsend & Fraser, M Singh, Marama Te Wai Ltd¹⁴⁸ seek to increase the rural residential density in clause 4 from '1 to 2 hh/ha' to '1 to 5 hh/ha'. The rural residential density of 1 to 2 hh/ha is consistent with the CRPS. This density provides for rural residential development and the Rural Residential Strategy describes a framework for how these were chosen. These areas are identified in the Proposed Plan as LLRZ. A density of 5 hh/ha is inconsistent with the outcomes sought in the CRPS and the PDP LLRZ. . Therefore, I recommend that these submission points are rejected.

¹⁴⁴ DPR-0136.010, DPR-0176.010, DPR-0209.011, DPR-0298.014, DPR-0344.015, DPR-0355.003, DPR-0414.162, DPR-0460.016, and DPR-0461.011

¹⁴⁵ DPR-0136.010, DPR-0176.010, DPR-0209.011, DPR-0298.014, DPR-0344.015, DPR-0355.003, DPR-0460.016, and DPR-0461.011

¹⁴⁶ DPR-0298.014 and DPR-0344.015

¹⁴⁷ DPR-0414.162

¹⁴⁸ DPR-0136.010, DPR-0209.011, and DPR-0460.016

- 26.14 CCC and CRC¹⁴⁹ seek an increase to the minimum density in clause 4 of 12hh/ha to 15hh/ha. This is based on the recommendation from the Harrison Grierson Greenfield Density Analysis Technical Report for the Greater Christchurch Partnership¹⁵⁰, and is also in appendix 3. This stated that 15hh/ha is possible for new greenfield areas through good strategic planning of a development. This report was not finalised until after the PDP was notified and so was not considered in the development of the policies. The report outlines that the use of 12/hh/ha is appropriate until the identified issues and constraints are addressed. These constraints include identifying open space and infrastructure, including transport, upgrades with appropriate funding models. The identification of constraints was up to the council to respond to when council zoned new future areas. As the NPS-UD has provided more responsive zoning opportunities, it now falls to developers to respond to the constraints if it is to occur before the council response. Therefore, a change to the minimum density is appropriate but with additional wording that states where a demonstrated constraint then the density shall be no lower than 12hh/ha. Therefore, I recommend that these submission points are accepted in part.
- 26.15 CIAL¹⁵¹ seeks to amend clause 4 by adding the following ‘... residential activities in urban areas or 1 to 2 hh/ha for rural residential activities in Specific Control Areas where higher density residential activity is anticipated in the rural zones are met’. This is to clarify that the rural residential density does not apply to rural land. This policy relates to residential growth and rural residential areas are identified as Large Lot Residential and are identified in the Council’s Rural Residential Strategy. These are not specific control areas within the General Rural Zone and so the change is unnecessary. Therefore, I recommend that this submission point is rejected.
- 26.16 M Singh¹⁵² seeks to amend clause 4 to include the following at the end ‘except where the land although identified in a Rural Residential Strategy, is an appropriate location for General Residential growth, in which case minimum densities of 12 hh/ha shall apply’. The areas identified in the Rural Residential Strategy have been assessed as to whether they are appropriate for rural residential densities not higher densities as suggested by the submitter. Therefore, it is recommended that this submission point is rejected.
- 26.17 M Singh¹⁵³ seeks to add an additional clause ‘the growth area corrects a zoning anomaly’. Alternatively, Darusette¹⁵⁴ seeks to add an additional clause ‘The growth area is minor in scale, will correct a zoning anomaly and achieve a compact and consolidated urban form; and’. Rather than seeking a correction in a zoning anomaly, plan changes, however minor, must be assessed for their appropriateness through the Urban Growth Chapter framework. Therefore, I recommend that these submission points are rejected.

¹⁴⁹ DPR-0032.004, and DPR-0260.159

¹⁵⁰ Issued on the 27th October 2020

¹⁵¹ DPR-0371.061

¹⁵² DPR-0209.011

¹⁵³ DPR-0209.011

¹⁵⁴ DPR-0355.003

- 26.18 Macaulay & Reid¹⁵⁵ seeks to amend clause 5 to include the following at the start **'if zoned General Residential, A'**. Alternatively, M Singh, Darusette, and Marama Te Wai Ltd¹⁵⁶ seek to amend clause 5 to include following at the start **'For General Residential zoned areas, A'** while adding to the end of clause 4 **'and'**. Residential growth, including rural residential growth, need to demonstrate what need it is responding to and that can be articulated in the relevant development plan (e.g. Rural Residential Strategy). This submission has omitted the end of the sentence 'is demonstrated ...' but it is unclear whether this is a relief sought or just omitted. It is inappropriate to limit the clause to only general residential zones as it should apply to all potential residential zoning where it is line with the need outlined in the Development Plans. Therefore, I recommend that these submission points are rejected.
- 26.19 M Singh, and Marama Te Wai Ltd¹⁵⁷ seek to amend clause 5 by deleting the following **'demonstrated to respond to the demographic changes and social and affordability needs identified in a HDCA, FDS or outcomes identified in any relevant Development Plan'**. Alternatively, Trices Rd, Four Stars & Gould, Dunweavin¹⁵⁸ seek to amend clause 5 by not deleting 'demonstrated' as above but the following **'to respond to the demographic changes and social and affordability needs identified in a HDCA, FDS or outcomes identified in any relevant Development Plan'**. Alternatively, Smith Boyd & Blanchard, Kevler Development, Gallina Nominees & Heinz-Wattie¹⁵⁹ seek to amend clause 5 by replacing the following **'demonstrated to respond to the demographic changes and social and affordability needs identified in a HDCA, FDS or outcomes identified in any relevant Development Plan'** with **'provided'**. The identification of the relevant development plans is appropriate as they articulate the appropriate need that the plan change is responding to. Therefore, I recommend that these submission points are rejected.
- 26.20 Stewart Townsend & Fraser¹⁶⁰ seeks to amend clause 5 and add an additional clause. This seeks to add **'and/or 6. The new residential growth is in accordance with and will give effect to the National Policy Statement - Urban Development 2020; and'**. Alternatively, Macaulay & Reid¹⁶¹ seek to amend clause 3 and add the same additional point. This seeks to add **'and/or 4. The new residential growth is in accordance with and will give effect to the National Policy Statement - Urban Development 2020; and'**. Alternatively, M Singh, Darusette, and Marama Te Wai¹⁶² seek to amend clause 3 and add a slightly amended additional clause **'or 4. The growth area is in accordance with the National Policy Statement - Urban Development 2020; and'**. Alternatively, Trices Rd, Four Stars & Gould, and Dunweavin¹⁶³ seek to add a slightly amended additional clause after clause 4 **'The new residential growth meets 1-4 above and/or is in accordance with and will give effect to the National Policy Statement – Urban Development 2020'** while adding to the end of clause 4 **'or'**.

¹⁵⁵ DPR-0176.010

¹⁵⁶ DPR-0209.011

¹⁵⁷ DPR-0209.011, and DPR-0460.016

¹⁵⁸ DPR-0298.014, DPR-0344.015, and DPR-0461.011

¹⁵⁹ DPR-0302.009, DPR-0492.007, and DPR-0493.009

¹⁶⁰ DPR-0136.010

¹⁶¹ DPR-0176.010

¹⁶² DPR-0209.011, DPR-0355.003, and DPR-0460.016

¹⁶³ DPR-0298.014, DPR-0344.015, and DPR-0461.011

Alternatively Smith Boyd & Blanchard, Kevler Development, Gallina Nominees & Heinz-Wattie¹⁶⁴ seek to add a slightly amended additional clause after clause 4 **'The new residential growth meets 1-4 above and/or is in accordance with and will give effect to the National Policy Statement – Urban Development 2020, including by supplying significant development capacity, supporting competitive land and development markets and contributing to well-functioning urban environments'** while adding to the end of clause 4 **'or'**. This policy already articulates some requirements from the NPS-UD, notably the housing bottom lines, capacity assessments, and future development strategies, while the urban growth objectives and policies provide a framework for understanding what a well-functioning urban environments. Therefore, I recommend that these submission points are rejected.

Recommendations

26.21 I recommend, for the reason above, that the Hearings Panel:

- a. Amend UG-P13 to update the minimum density from 12 to 15 hh/ha and provide wording around demonstrated constraints that could lead to a density of 12.

26.22 The amendments recommended to UG-P13 in the PDP is also set out in a consolidated manner in **Appendix 2**.

26.23 It is recommended that the submission and further submission points are accepted, accepted in part, or rejected as shown in **Appendix 1**.

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

Effectiveness and efficiency

26.25 The recommended amendment increases the density of future greenfield. This potentially leads to increased typologies being developed at different prices to meet the demographic need of the district. It reduces the need for a higher quantum of greenfield land to meet demand, improving the efficiency of land use.

Costs and benefits

26.26 The recommended amendment reduces the potential environmental cost of urban growth and can help improve typologies and potentially a varied community. This analysis from the Harrison Grierson Greenfield Density Analysis Technical Report for the Greater Christchurch Partnership¹⁶⁵, in appendix 3, outlines why this is viable.

Risk of acting or not acting

26.27 The risk of not acting is that similar typologies continue to the edge of the township boundary, requiring more greenfield land to be used to meet the growing need.

Conclusion as to the most appropriate option

¹⁶⁴ DPR-0302.009, DPR-0492.007, and DPR-0493.009

¹⁶⁵ Issued on the 27th October 2020

26.28 This change is a more appropriate in achieving the purpose of the RMA, especially s5 (2) (b) and s7 (b), and (g). The amended definition is the most appropriate way to achieve those objectives than the notified version.

27. Policy 14

Introduction

27.1 This section responds to the submission points relating to Policy 14.

Submissions

27.2 There are 20 submission points and 97 further submission points relating to Policy 14.

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|----------------|------------------|----------------|----------|--|
| DPR-0125 | BE Faulkner | 028 | UG-P14 | Support | Not specified. |
| DPR-0140 | Keith Jenkins | 002 | UG-P14 | Oppose | Amend UG-P14 as follows: 1. There is a demonstrated need for additional development capacity within the township, including where identified in any relevant Development Plan. Amend the Proposed Plan to the extent appropriate to ensure the Plan is consistent and gives effect to the NPS-UD 2020. |
| DPR-0178 | Carey Manson | 007 | UG-P14 | Oppose | Amend as follows: Any new residential growth area outside the Greater Christchurch area shall only occur where: 1. There is a demonstrated need for additional development capacity within the township, including where identified in any relevant Development Plan; 2. The land is subject to the Urban Growth Overlay, or the township-based opportunities and constraints identified in any relevant Development Plan are addressed; 3. Except for the LLRZ, 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. An ODP is prepared that addresses the matters listed in UG-ODP Criteria and incorporated into this Plan before any subdivision proceeds. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-------------------|---|
| DPR-0180 | Peter & Christine Bond | 007 | UG-P14 | Oppose | Amend UG-P14 to read: Any new residential growth area outside the Greater Christchurch area shall only occur where: 1. There is a demonstrated need for additional development capacity within the township, including where identified in any relevant Development Plan; 2. |
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS222 | UG-P14 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0192 | Merf Ag Services Ltd & Matthew Reed | 004 | UG-P14 | Oppose | Amend UG-P14 to read: Any new residential growth area outside the Greater Christchurch area shall only occur where: 1. There is a demonstrated need for additional development capacity within the township, including where identified in any relevant Development Plan; 2. |
| DPR-0205 | Lincoln University | 055 | UG-P14 | Support | Retain as notified. |
| DPR-0342 | AgResearch Limited | FS020 | UG-P14 | Support | Allow in full |
| DPR-0260 | Canterbury Regional Council (Environment Canterbury) | 160 | UG-P14 | Support | Retain as notified. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS030 | UG-P14 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS939 | UG-P14 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | Manmeet Singh | FS1063 | UG-P14 | Oppose | Reject the submission in part. |
| DPR-0298 | Trices Road Re-zoning Group | FS049 | UG-P14 | Oppose In Part | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS048 | UG-P14 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS416 | UG-P14 | Oppose | Reject submission |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|----------------|--|
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS032 | UG-P14 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS797 | UG-P14 | Oppose | Reject Submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS065 | UG-P14 | Oppose | Reject submission in part being the amendments sought and the notified provisions sought to be retained |
| DPR-0343 | Canterbury District Health Board | 048 | UG-P14 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS118 | UG-P14 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS057 | UG-P14 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | Manmeet Singh | FS106 | UG-P14 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |
| DPR-0298 | Trices Road Re-zoning Group | FS372 | UG-P14 | Oppose In Part | Reject submission points identified |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS135 | UG-P14 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS883 | UG-P14 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS118 | UG-P14 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS472 | UG-P14 | Oppose | Reject submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS396 | UG-P14 | Oppose | Reject the submission |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|--|
| DPR-0358 | Rolleston West Residential Limited (RWRL) | 340 | UG-P14 | Support In Part | Amend as follows: Residential growth — Outside the Greater Christchurch area Any new residential growth area outside the Greater Christchurch area shall only occur where: ... 2. The land is subject to the Urban Growth Overlay, or the township-based opportunities and constraints identified in any relevant Development Plan are addressed; ... |
| DPR-0032 | Christchurch City Council | FS052 | UG-P14 | Oppose | Retain the existing wording of the policies. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS161 | UG-P14 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS065 | UG-P14 | Support | Accept the submission to the extent that the UGO should not be the sole or principal with respect to the GRZ, and accept any other amendments consistent with our submission |
| DPR-0209 | Manmeet Singh | FS417 | UG-P14 | Support | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS506 | UG-P14 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS178 | UG-P14 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS028 | UG-P14 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS159 | UG-P14 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS351 | UG-P14 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|--|
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS529 | UG-P14 | Oppose | Reject the submission and Amend the Proposed Selwyn District Plan to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0361 | Rupert Jack Wright & Catherine Elizabeth Wright | 015 | UG-P14 | Support In Part | Retain Urban Growth Overlay notation on this property and the associated objectives and policies should the request to rezone the site be unsuccessful. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | 329 | UG-P14 | Support In Part | Amend as follows: Residential growth – Outside the Greater Christchurch area Any new residential growth area outside the Greater Christchurch area shall only occur where: ... 2. The land is subject to the Urban Growth Overlay, or the township-based opportunities and constraints identified in any relevant Development Plan are addressed; ... |
| DPR-0032 | Christchurch City Council | FS056 | UG-P14 | Oppose | Retain the existing wording of the policies. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS189 | UG-P14 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS071 | UG-P14 | Support | Accept the submission to the extent that the UGO should not be the sole or principal with respect to the GRZ, and accept any other amendments consistent with our submission |
| DPR-0209 | Manmeet Singh | FS589 | UG-P14 | Support | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS673 | UG-P14 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS205 | UG-P14 | Support In Part | Accept submissions in part. |
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS234 | UG-P14 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|--|
| DPR-0461 | Dunweavin 2020 Ltd | FS036 | UG-P14 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS187 | UG-P14 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS197 | UG-P14 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS595 | UG-P14 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | 335 | UG-P14 | Support In Part | Amend as follows: Residential growth – Outside the Greater Christchurch area Any new residential growth area outside the <u>Greater Christchurch area</u> shall only occur where: ... 2. The <u>land</u> is subject to the Urban Growth Overlay, or the township-based opportunities and constraints identified in any relevant <u>Development Plan</u> are addressed; ... |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS236 | UG-P14 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS609 | UG-P14 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS844 | UG-P14 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS824 | UG-P14 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS253 | UG-P14 | Support In Part | Accept submissions in part. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0461 | Dunweavin 2020 Ltd | FS044 | UG-P14 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS235 | UG-P14 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS041 | UG-P14 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS733 | UG-P14 | Support In Part | Accept the submission in part. |
| DPR-0375 | Waka Kotahi NZ Transport Agency | 174 | UG-P14 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS136 | UG-P14 | Oppose | Reject submission |
| DPR-0209 | Manmeet Singh | FS025 | UG-P14 | Oppose | Reject submission |
| DPR-0298 | Trices Road Re-zoning Group | FS342 | UG-P14 | Oppose | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS153 | UG-P14 | Oppose | Reject submissions. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS189 | UG-P14 | Oppose | Reject |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS189 | UG-P14 | Oppose | Reject |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS189 | UG-P14 | Oppose | Reject |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|--|------------------|----------------|-----------------|--|
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS189 | UG-P14 | Oppose | Reject |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS135 | UG-P14 | Oppose In Part | Reject in part |
| DPR-0376 | Fox & Associates | 008 | UG-P14 | Oppose In Part | Amend UG-P14 to read: Any new residential growth area outside the Greater Christchurch area shall only occur where: 1. There is a demonstrated need for additional development capacity within the township, including where identified in any relevant Development Plan ; 2. 3. Except for the LLRZ, the 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-0375 | Waka Kotahi NZ Transport Agency | FS362 | UG-P14 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is enabled. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | 347 | UG-P14 | Support In Part | Amend as follows: Residential growth —Outside the Greater Christchurch area Any new residential growth area outside the Greater Christchurch area shall only occur where: ... 2. The land is subject to the Urban Growth Overlay, or the township-based opportunities and constraints identified in any relevant Development Plan are addressed; ... |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|--|
| DPR-0397 | Survus Consultants Ltd | 007 | UG-P14 | Oppose In Part | Amend as follows: Any new residential growth area outside the Greater Christchurch area shall only occur where: 1. There is a demonstrated need for additional development capacity within the township, including where identified in any relevant Development Plan; 2. 3. <u>For the General Residential Zone</u> , the minimum net densities support a range of housing types that respond to demographic change, social needs and outcomes identified in any relevant <u>Development Plan</u> ; and 4. |
| DPR-0412 | Hughes Developments | 011 | UG-P14 | Oppose In Part | Include a definition of outline development plan and provide a statement and/or explanatory note confirming the relationship between outline development plans and development areas. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS205 | UG-P14 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS878 | UG-P14 | Support In Part | Accept submission in part |
| DPR-0209 | Manmeet Singh | FS151 | UG-P14 | Support | Accept submission |
| DPR-0298 | Trices Road Re-zoning Group | FS852 | UG-P14 | Support | Accept submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS221 | UG-P14 | Support In Part | Accept submissions in part. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS225 | UG-P14 | Support | Adopt. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS225 | UG-P14 | Support | Adopt. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS225 | UG-P14 | Support | Adopt. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS225 | UG-P14 | Support | Adopt. |
| DPR-0461 | Dunweavin 2020 Ltd | FS047 | UG-P14 | Support | Accept Submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS203 | UG-P14 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS032 | UG-P14 | Support | Accept Submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS754 | UG-P14 | Support | Accept submission |
| DPR-0412 | Hughes Developments | 015 | UG-P14 | Oppose | Delete UG-P13 and UG-P14 and replace with one policy as follows: <u>New residential growth within the District shall provide for a diversity in housing types, sizes and densities which responds to the demographic changes and social and affordability needs.</u> |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS209 | UG-P14 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS882 | UG-P14 | Support In Part | Accept submission in part |
| DPR-0209 | Manmeet Singh | FS157 | UG-P14 | Support | Accept submission |
| DPR-0298 | Trices Road Re-zoning Group | FS856 | UG-P14 | Support | Accept submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS225 | UG-P14 | Support In Part | Accept submissions in part. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS229 | UG-P14 | Support | Adopt. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS229 | UG-P14 | Support | Adopt. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS229 | UG-P14 | Support | Adopt. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS229 | UG-P14 | Support | Adopt. |
| DPR-0461 | Dunweavin 2020 Ltd | FS051 | UG-P14 | Support | Accept Submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS207 | UG-P14 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS030 | UG-P14 | Support | Accept Submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS758 | UG-P14 | Support | Accept submission |
| DPR-0414 | Kāinga Ora - Homes & Communities | 163 | UG-P14 | Support In Part | Amend 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; <u>and</u> 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 ; <u>and</u> 4. ... |
| DPR-0032 | Christchurch City Council | FS067 | UG-P14 | Oppose | Retain the existing provisions in the Proposed District Plan. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS052 | UG-P14 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS229 | UG-P14 | Oppose In Part | Reject the submission in part |
| DPR-0209 | Manmeet Singh | FS1008 | UG-P14 | Oppose In Part | Reject the submission in part |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|--|------------------|----------------|-----------------|---|
| DPR-0298 | Trices Road Re-zoning Group | FS189 | UG-P14 | Oppose In Part | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS069 | UG-P14 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS215 | UG-P14 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS053 | UG-P14 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS585 | UG-P14 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS209 | UG-P14 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS100 | UG-P14 | 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-0491 | Paul and Sue Robinson | 009 | UG-P14 | Oppose | Amend as follows: Any new residential growth area outside the Greater Christchurch area shall only occur where: 1. There is a demonstrated need for additional development capacity within the township, including where identified in any relevant Development Plan ; 2. The land is subject to the Urban Growth Overlay, or the township-based opportunities and constraints identified in any relevant Development Plan are addressed; 3. Except for the LLRZ, The 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. |

Analysis

- 27.3 BE Faulkner, Lincoln University, CRC, and CDHB¹⁶⁶ support the policy. This support is noted and I recommend that these submission points are accepted.
- 27.4 RWRL, IRHL, RIHL, and RIDL¹⁶⁷ seek that the policy be amended so that it applies to residential growth throughout Selwyn and the reference to the Urban Growth Overlay be deleted. The difference between policy 13 and 14 reflects the difference in approach in higher order documents, such as the CRPS and the response to the NPS-UDC (and NPS-UD). Outside the Greater Christchurch area, there is less specific requirement for minimum densities as well. A similar submission point, Hughes Developments¹⁶⁸, seeks the deletion of this policy and policy 13 and a new policy focused only on policy 13, clause 5. The current proposed policy responds to Objective 3 by linking to the outcomes of the NPS-UD (such as housing bottom lines) and densities that are described by strategic planning documents. Further, it distinguishes the areas and policy framework identified within the CRPS. Therefore, I recommend that these submission points are rejected.
- 27.5 The Wrights¹⁶⁹ seeks the retention of the overlay on their specific land and associated objectives and policies that support that. This support is noted and I recommend that this submission point is accepted.
- 27.6 Hughes Developments¹⁷⁰, seeks clarity regarding terminology, especially ODP, Outline Development Plans, and Development Areas. Specific terminology is defined when appropriate to avoid confusion and therefore I recommend that the submission point be rejected.
- 27.7 Waka Kotahi¹⁷¹ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected.
- 27.8 Kāinga Ora¹⁷² seeks to amend the policy and that the policy is moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The support is noted. The amendments seek the following changes (shown in bold) ‘... is ~~subject to an Urban Growth Overlay~~ **within a Future Urban Zone**’. The use of the Future Urban Zone compared to an overlay is already discussed in Section 9. Therefore, I recommend that this submission point is rejected.

¹⁶⁶ DPR-0125.028, DPR-0205.055, DPR-0260.160, and DPR-0343.048

¹⁶⁷ DPR-0358.340, DPR-0363.329, DPR-0374.335, and DPR-0384.347

¹⁶⁸ DPR-0412.015

¹⁶⁹ DPR-0361.015

¹⁷⁰ DPR-0412.011

¹⁷¹ DPR-0375.174

¹⁷² DPR-0414.163

- 27.9 Jenkins, Manson, The Bonds, Merf Ag & Reed, Fox & Associates, Survus Consultants, and the Robinsons¹⁷³ seek to delete clause 1. Jenkins outlines the reason is that identifying need within smaller townships has no benefit, especially where growth may be more influenced by landowner interest and historical zoning rather than perceived through rates of take-up. The Area Plan's identify potential demand and opportunities within the townships, and identifies preferred future development areas but does not re-zone them. This provides the potential for other re-zoning proposals to be considered if they meet the need identified. Again, analysis of potential land banking and historical zoning capacity is not precluded and can occur within the plan change proposal. Therefore, I recommend that these submission points are rejected.
- 27.10 The Robinsons¹⁷⁴ seeks to delete clause 2. In addition, RWRL, IRHL, RIHL, and RIDL¹⁷⁵ also seek to amend clause 2 by the following (emphasis shown in bold) '~~The land is subject to the Urban Growth Overlay, or the~~ township-based opportunities'. The Area Plan's, which are of most relevance here, identify opportunities within the current township boundaries and preferred future development areas. These preferred future development areas translate into the overlay and so the reference to the overlay is appropriate. Therefore, I recommend that these submission points are rejected.
- 27.11 Kāinga Ora¹⁷⁶ seeks to delete clause 3 due to their belief that policies should not set out densities or dwelling targets but rather enable growth generally. Urban growth needs to demonstrate how minimum densities proposed respond to demographic change and meets the needs identified in the relevant development plans, and so a policy outlining this is appropriate. Therefore, I recommend that this submission point is rejected.
- 27.12 Manson, Fox & Associates, and The Robinsons¹⁷⁷ seek to amend clause 3 by adding the following at the start (shown in bold) '~~Except for the LLRZ, the The~~' and by deleting the end '~~that responds to demographic change, social needs and outcomes identified in any relevant Development Plan~~'. Alternatively, Survus Consultants¹⁷⁸ seeks to amend clause 3 adding the following at the start (shown in bold) '~~For the General Residential Zone, the The~~' and by deleting the end '~~that responds to demographic change, social needs and outcomes identified in any relevant Development Plan~~'. The reference to a specific zone at the beginning of the clause is inappropriate as the policy does not seek that each specific development meets all ranges of demand in and of itself. Rather, the specific re-zonings could demonstrate that they are meeting a specific element of demographic change or social need identified. A change to the clause is inappropriate. Therefore, I recommend that these submission points are rejected.

Recommendations

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

¹⁷³ DPR-0140.002, DPR-0178.007, DPR-0180.007, DPR-0192.004, DPR-0376.008, DPR-0397.007, and DPR-0491.009

¹⁷⁴ DPR-0491.009

¹⁷⁵ DPR-0358.340, DPR-0363.329, DPR-0374.335, and DPR-0384.347

¹⁷⁶ DPR-0414.163

¹⁷⁷ DPR-0178.007, DPR-0376.008, and DPR-0491.009

¹⁷⁸ DPR-0397.007

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

28. Policy 15

Introduction

28.1 This section responds to the submission points relating to Policy 15.

Submissions

28.2 There are 19 submission points and 109 further submission points relating to Policy 15.

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|----------|---|
| DPR-0125 | BE Faulkner | 029 | UG-P15 | Support | Not specified. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | 011 | UG-P15 | Oppose | Amend as follows: ...or <u>5. The new business growth area meets 1-3 above and/or is in accordance with and will give effect to the National Policy Statement - Urban Development 2020.</u> |
| DPR-0032 | Christchurch City Council | FS039 | UG-P15 | Oppose | Retain the existing wording of the policy. |
| DPR-0422 | NCFF | FS171 | UG-P15 | Oppose | Disallow the submission point. Retain the policy as notified. |
| DPR-0137 | Pinedale Enterprises Ltd & Kintyre Pacific Holdings Ltd | 007 | UG-P15 | Oppose | Amend UPG-P15 as follows: ...or <u>5. The new business growth area meets 1-3 above and/or is in accordance with and will give effect to the National Policy Statement - Urban Development 2020.</u> |
| DPR-0032 | Christchurch City Council | FS040 | UG-P15 | Oppose | Retain the existing wording of the policy. |
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS214 | UG-P15 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---------------------------|------------------|----------------|----------------|---|
| DPR-0157 | Kevin & Bonnie Williams | 008 | UG-P15 | Oppose In Part | Amend as follows: 3. The type, scale and function of new commercial areas are consistent with the Activity Centre Network and support mixed use activities , unless located in a Large Format Retail Zone; or 4. The new business growth area <u>meets 1-2 above and/or is in accordance with and will give effect to the National Policy Statement - Urban Development 2020, including by supplying significant development capacity, supporting competitive land and development markets and contributing to well-functioning urban environments.</u> |
| DPR-0032 | Christchurch City Council | FS042 | UG-P15 | Oppose | <i>Retain the existing wording of the policy.</i> |
| DPR-0588 | Michael House | FS028 | UG-P15 | Support | <i>The proposed changes to the PDP objectives and policies to be accepted</i> |
| DPR-0160 | West Melton Three Ltd | 002 | UG-P15 | Oppose | Amend UG-P15 to read: 2. The land is subject to the Urban Growth Overlay and the area is either: a. b. consolidated within a Key Activity Centre or within an existing General Industrial Zone, Port Zone or Commercial and Mixed Use Zone; or 3. The new business growth area <u>meets 1-2 above and/or is in accordance with and will give effect to the National Policy Statement – Urban Development 2020;</u> 4. A diverse range of services and opportunities is provided for to respond to the social and economic needs identified in a BDCA, FDS or any relevant Development Plan; |
| DPR-0032 | Christchurch City Council | FS043 | UG-P15 | Oppose | <i>Retain the existing wording of the policy.</i> |
| DPR-0205 | Lincoln University | 056 | UG-P15 | Support | Retain as notified. |
| DPR-0342 | AgResearch Limited | FS021 | UG-P15 | Support | <i>Allow in full</i> |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|----------------|--|
| DPR-0260 | Canterbury Regional Council (Environment Canterbury) | 161 | UG-P15 | Support | Retain as notified. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS031 | UG-P15 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS940 | UG-P15 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | Manmeet Singh | FS1064 | UG-P15 | Oppose | Reject the submission in part. |
| DPR-0298 | Trices Road Re-zoning Group | FS050 | UG-P15 | Oppose In Part | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS049 | UG-P15 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS415 | UG-P15 | Oppose | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS033 | UG-P15 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS215 | UG-P15 | Oppose | Reject Submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS066 | UG-P15 | Oppose | Reject submission in part being the amendments sought and the notified provisions sought to be retained |
| DPR-0343 | Canterbury District Health Board | 049 | UG-P15 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS119 | UG-P15 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS058 | UG-P15 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | Manmeet Singh | FS107 | UG-P15 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0298 | Trices Road Re-zoning Group | FS373 | UG-P15 | Oppose In Part | Reject submission points identified |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS136 | UG-P15 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS884 | UG-P15 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS119 | UG-P15 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS473 | UG-P15 | Oppose | Reject submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS397 | UG-P15 | Oppose | Reject the submission |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | 341 | UG-P15 | Oppose | Delete as notified |
| DPR-0032 | Christchurch City Council | FS053 | UG-P15 | Oppose | Retain the existing wording of the policies. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS162 | UG-P15 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS459 | UG-P15 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS548 | UG-P15 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS507 | UG-P15 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS179 | UG-P15 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS549 | UG-P15 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS160 | UG-P15 | Support In Part | Accept in part |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|--|
| DPR-0492 | Kevler Development Ltd | FS437 | UG-P15 | Support | Accept submission in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS530 | UG-P15 | Support In Part | Accept the submission in part. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | 330 | UG-P15 | Oppose | Delete as notified |
| DPR-0032 | Christchurch City Council | FS057 | UG-P15 | Oppose | Retain the existing wording of the policies. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS190 | UG-P15 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS794 | UG-P15 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS715 | UG-P15 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS674 | UG-P15 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS206 | UG-P15 | Support In Part | Accept submissions in part. |
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS235 | UG-P15 | Oppose | Further consideration is given to the submission prior to determining whether an increased density is appropriate. |
| DPR-0461 | Dunweavin 2020 Ltd | FS707 | UG-P15 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS188 | UG-P15 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS329 | UG-P15 | 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 | FS596 | UG-P15 | Support In Part | Accept the submission in part. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|--|------------------|----------------|--|--|
| DPR-0367 | Orion New Zealand Limited | 049 | UG-P15 | Support In Part | Amend as follows: 6. An ODP is prepared that addresses the matters listed in UG-ODP Criteria and incorporated into this plan before any subdivision proceeds. |
| DPR-0407 | Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird) | FS618 | UG-P15 | Oppose | Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure. |
| DPR-0373 | Foodstuffs | 008 | Oppose | Amend UG-P15 to provide for supermarkets outside of the TCZ. | |
| DPR-0032 | CCC | FS060 | Oppose | Retain the existing wording of the objective and policy. | |
| DPR-0358 | RWRL | FS230 | Support | Adopt. | |
| DPR-0363 | IRHL | FS230 | Support | Adopt. | |
| DPR-0374 | RIHL | FS230 | Support | Adopt. | |
| DPR-0384 | RIDL | FS230 | Support | Adopt. | |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | 336 | UG-P15 | Oppose | Delete as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS237 | UG-P15 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS610 | UG-P15 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS971 | UG-P15 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS825 | UG-P15 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS254 | UG-P15 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS851 | UG-P15 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS236 | UG-P15 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS173 | UG-P15 | 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 | FS734 | UG-P15 | Support In Part | Accept submission in part and Amend the Proposed District Plan to achieve consistency with the NPSUD with respect to responding to urban development proposals outside the UGO |
| DPR-0375 | Waka Kotahi NZ Transport Agency | 175 | UG-P15 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS137 | UG-P15 | Oppose | Reject submission |
| DPR-0209 | Manmeet Singh | FS056 | UG-P15 | Oppose | Reject submission |
| DPR-0298 | Trices Road Re-zoning Group | FS343 | UG-P15 | Oppose | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS154 | UG-P15 | Oppose | Reject submissions. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS190 | UG-P15 | Oppose | Reject |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS190 | UG-P15 | Oppose | Reject |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS190 | UG-P15 | Oppose | Reject |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS190 | UG-P15 | Oppose | Reject |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS136 | UG-P15 | Oppose In Part | Reject in part |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|--|------------------|----------------|-----------------|---|
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | 348 | UG-P15 | Oppose | Delete as notified |
| DPR-0399 | Gulf Central Properties Ltd & Apton Developments Ltd | 009 | UG-P15 | Oppose In Part | <p>Amend as follows:</p> <p>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:</p> <ol style="list-style-type: none"> 1. A BDCA and FDS demonstrates a need for additional suitable development capacity within the township and the additional suitable development capacity supports the rebuild and recovery of Greater Christchurch; 2. c. A diverse range of services and opportunities is provided for to respond to the social and economic needs identified in a BDCA, FDS or any relevant Development Plan; 3. 4. The new business growth area meets 1-2 above and/or is in accordance with and will give effect to the National Policy Statement – Urban Development 2020; 5. The new business growth area will resolve a zoning anomaly; 6. |
| DPR-0415 | Fulton Hogan Limited | FS021 | UG-P15 | 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 | FS009 | UG-P15 | 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 | FS009 | UG-P15 | 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. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0577 | Southern Horticultural Products Ltd | FS009 | UG-P15 | 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 | FS009 | UG-P15 | 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 | 012 | UG-P15 | Oppose In Part | Include a definition of outline development plan and provide a statement and/or explanatory note confirming the relationship between outline development plans and development areas. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS206 | UG-P15 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS879 | UG-P15 | Support In Part | Accept submission in part |
| DPR-0209 | Manmeet Singh | FS153 | UG-P15 | Support | Accept submission |
| DPR-0298 | Trices Road Re-zoning Group | FS853 | UG-P15 | Support | Accept submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS222 | UG-P15 | Support In Part | Accept submissions in part. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS226 | UG-P15 | Support | Adopt. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS226 | UG-P15 | Support | Adopt. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS226 | UG-P15 | Support | Adopt. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS226 | UG-P15 | Support | Adopt. |
| DPR-0461 | Dunweavin 2020 Ltd | FS048 | UG-P15 | Support | Accept Submission |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|--|
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS204 | UG-P15 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS033 | UG-P15 | Support | Accept Submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS755 | UG-P15 | Support | Accept submission |
| DPR-0412 | Hughes Developments | 016 | UG-P15 | Oppose | Delete UG-P15 and UG-P16 and replace with one policy as follows: <u>New areas supporting commercial and industrial growth shall provide for a diverse range of services and opportunities responding to the social and economic needs of business, residents and visitors.</u> |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS210 | UG-P15 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS883 | UG-P15 | Support In Part | Accept submission in part |
| DPR-0209 | Manmeet Singh | FS1056 | UG-P15 | Support In Part | Accept submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS857 | UG-P15 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS226 | UG-P15 | Support In Part | Accept submissions in part. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS231 | UG-P15 | Support | Adopt. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS231 | UG-P15 | Support | Adopt. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS231 | UG-P15 | Support | Adopt. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|--|
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS231 | UG-P15 | Support | Adopt. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS208 | UG-P15 | Support In Part | Accept in part |
| DPR-0414 | Kāinga Ora - Homes & Communities | 164 | UG-P15 | Support In Part | Amend 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 within the Future Urban Zone subject to an Urban Growth Overlay and the area is either: ... |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS053 | UG-P15 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS230 | UG-P15 | Oppose In Part | Reject the submission in part |
| DPR-0209 | Manmeet Singh | FS1009 | UG-P15 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS190 | UG-P15 | Oppose In Part | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS070 | UG-P15 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS216 | UG-P15 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS054 | UG-P15 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS586 | UG-P15 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS210 | UG-P15 | Oppose In Part | Reject the submission points in part. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|-----------------------------|------------------|----------------|-----------------|---|
| DPR-0565 | Shelley Street Holdings Ltd | FS101 | UG-P15 | 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

- 28.3 BE Faulkner, Lincoln University, CRC, and CDHB¹⁷⁹ support the policy. This support is noted and I recommend that these submission points are accepted in part on the basis that I have recommended that Policy 15 be amended.
- 28.4 Waka Kotahi¹⁸⁰ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected.
- 28.5 RWRL, IRHL, RIHL, and RIDL¹⁸¹ seek to delete the policy as notified. They consider the policy will unnecessarily and inappropriately constrain business growth. Additional submission points subsequently seek that Policy 16 is also amended to include the whole District rather than two policies covering the district. A similar submission point, Hughes Developments¹⁸², seeks the deletion of this Policy and Policy 16 and a new policy focused only on Policy 15 clause 3. This Policy responds to Objective 3 and further, links to the Activity Centre Network and CMUZ provisions that are described by strategic planning documents. Further, it distinguishes the areas and policy framework identified within the CRPS. Therefore, I recommend that these submission points are rejected.
- 28.6 Foodstuffs¹⁸³ seeks greater assurance that future commercial growth will be provided. Policy 15 seeks a range of commercial and industrial growth consistent with the District's Activity Centre Network. Development that responds to an identified need and provides for a diverse range of opportunities is supported in the policy. Therefore, I recommend that this submission point is rejected.

¹⁷⁹ DPR-0125.029, DPR-0205.056, DPR-0260.161, and DPR-0343.049

¹⁸⁰ DPR-0375.175

¹⁸¹ DPR-0358.341, DPR-0363.330, DPR-0374.336, and DPR-0384.348

¹⁸² DPR-0412.016

¹⁸³ DPR-0373.008

- 28.7 Kāinga Ora¹⁸⁴ seek to amend the policy and that the policy is moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The support is noted. The amendments seek the following changes (shown in bold) ‘... is **subject to an Urban Growth Overlay within a Future Urban Zone**,’. The use of the Future Urban Zone compared to an overlay is already discussed in Section 9. Therefore, I recommend that this submission point is rejected.
- 28.8 Gulf Central & Apton¹⁸⁵ seeks to delete clause 1. It is appropriate that new business areas respond to an identified need for suitable development capacity. Therefore, I recommend that this submission point is rejected.
- 28.9 Gulf Central & Apton¹⁸⁶ seeks an amendment to clause 2, deleting the end ‘...respond to the social and economic needs **identified in a BDCA, FDS or any relevant Development Plan**’. It is appropriate that the need is articulated within a strategic planning document to recognise a holistic approach to meeting that need. Therefore, I recommend that this submission point is rejected.
- 28.10 Stewart Townsend & Fraser, Pinedale & Kintyre, and Gulf Central & Apton¹⁸⁷ seek an additional clause after clause 4¹⁸⁸ that **‘The new business growth area meets 1-2 above and/or is in accordance with and will give effect to the National Policy Statement – Urban Development 2020.** Alternatively, West Melton Three¹⁸⁹ seeks an additional clause (as above) after clause two. Further, The Williams¹⁹⁰ seeks a slightly amended additional clause after clause 4¹⁹¹ that **‘The new business growth area meets 1-2 above and/or is in accordance with and will give effect to the National Policy Statement - Urban Development 2020, including by supplying significant development capacity, supporting competitive land and development markets and contributing to well-functioning urban environments’.** This policy already articulates some requirements from the NPS-UD, notably the capacity assessments, and future development strategies, while the urban growth objectives and policies provide a framework for understanding what a well-functioning urban environments. Therefore, I recommend that these submission points are rejected.
- 28.11 Gulf Central & Apton¹⁹² seeks an additional clause after clause 4 that **‘The new business growth area will resolve a zoning anomaly’.** Rather than seeking a correction in a zoning anomaly, plan changes, however minor, must be assessed for their appropriateness through the Urban Growth Chapter framework. Therefore, I recommend that this submission point is rejected.
- 28.12 Orion¹⁹³ seeks to amend clause 4 by adding the following (emphasis shown in bold) ‘An ODP is prepared **that addresses the matters listed in UG-ODP Criteria** and’. Some elements of the matters

184 DPR-0414.164

185 DPR-0399.009

186 DPR-0399.009

187 DPR-0136.011, DPR-0137.007, and DPR-0399.009

188 Submissions incorrectly numbered policy

189 DPR-0160.002

190 DPR-0157.008

191 Submissions incorrectly numbered policy

192 DPR-0399.009

193 DPR-0367.049

listed are only relevant to residential development e.g. net density, however, other elements are relevant e.g. road connections and infrastructure. A change seeking that relevant matters in the UG-ODP Criteria are addressed is appropriate. Therefore, I recommend that this submission point is accepted in part.

28.13 Hughes Developments¹⁹⁴ seeks to clarify the use of Outline Development Plan, ODP and Development Areas. Specific terminology is defined when appropriate to avoid confusion and therefore I recommend that the submission point be rejected.

Recommendations and amendments

28.14 I recommend, for the reason above, that the Hearings Panel:

- a. Amend UG-P15 to include reference to relevant matters in the UG-ODP Criteria to improve clarity.

28.15 The amendments recommended to UG-P15 in the PDP is also set out in a consolidated manner in **Appendix 2**.

28.16 It is recommended that the submission and further submission points are accepted, accepted in part, or rejected as shown in **Appendix 1**.

28.17 The scale of change does not require a s32AA evaluation as the recommended changes further strengthen the outcomes sought rather than change them.

29. Policy 16

Introduction

29.1 This section responds to the submission points relating to Policy 16.

Submissions

29.2 There are 14 submission points and 91 further submissions relating to Policy 16.

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|--|------------------|----------------|----------|---------------------|
| DPR-0125 | BE Faulkner | 030 | UG-P16 | Support | Not specified. |
| DPR-0205 | Lincoln University | 057 | UG-P16 | Support | Retain as notified. |
| DPR-0342 | AgResearch Limited | FS022 | UG-P16 | Support | Allow in full |
| DPR-0260 | Canterbury Regional Council (Environment Canterbury) | 162 | UG-P16 | Support | Retain as notified. |

¹⁹⁴ DPR-0412.012

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|----------------|--|
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS032 | UG-P16 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS941 | UG-P16 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | Manmeet Singh | FS1065 | UG-P16 | Oppose | Reject the submission in part. |
| DPR-0298 | Trices Road Re-zoning Group | FS051 | UG-P16 | Oppose In Part | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS050 | UG-P16 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS414 | UG-P16 | Oppose | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS034 | UG-P16 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS798 | UG-P16 | Oppose | Reject Submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS067 | UG-P16 | Oppose | Reject submission in part being the amendments sought and the notified provisions sought to be retained |
| DPR-0343 | Canterbury District Health Board | 050 | UG-P16 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS120 | UG-P16 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS059 | UG-P16 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | Manmeet Singh | FS108 | UG-P16 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |
| DPR-0298 | Trices Road Re-zoning Group | FS374 | UG-P16 | Oppose In Part | Reject submission points identified |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|--------------------|---|
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS137 | UG-P16 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS885 | UG-P16 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS120 | UG-P16 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS474 | UG-P16 | Oppose | Reject submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS398 | UG-P16 | Oppose | Reject the submission |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | 342 | UG-P16 | Support In Part | Amend as follows: Business growth — Outside the Greater Christchurch area Any new areas to support commercial or industrial activities outside the Greater Christchurch area shall only occur where: ... 2. The land is subject to the Urban Growth Overlay, or is consolidated with an existing Town Centre Zone, Local Centre Zone or General Industrial Zone; ... |
| DPR-0032 | Christchurch City Council | FS054 | UG-P16 | Oppose | Retain the existing wording of the policies. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS163 | UG-P16 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS460 | UG-P16 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS549 | UG-P16 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS508 | UG-P16 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS180 | UG-P16 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS550 | UG-P16 | Support In Part | Accept submission in part |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS161 | UG-P16 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS438 | UG-P16 | Support | Accept submission in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS531 | UG-P16 | Support In Part | Accept the submission in part. |
| DPR-0361 | Rupert Jack Wright & Catherine Elizabeth Wright | 016 | UG-P16 | Support In Part | Retain Urban Growth Overlay notation on this property and the associated objectives and policies should the request to rezone the site be unsuccessful. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | 331 | UG-P16 | Support In Part | Amend as follows: Business growth —Outside the <u>Greater Christchurch</u> area Any new areas to support commercial or <u>industrial activities</u> outside the <u>Greater Christchurch</u> area shall only occur where: ... 2. The <u>land</u> is subject to the Urban Growth Overlay, or is consolidated with an existing Town Centre Zone, Local Centre Zone or General Industrial Zone; ... |
| DPR-0032 | Christchurch City Council | FS058 | UG-P16 | Oppose | Retain the existing wording of the policies. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS191 | UG-P16 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS792 | UG-P16 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS716 | UG-P16 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS675 | UG-P16 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS207 | UG-P16 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS708 | UG-P16 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|--|------------------|----------------|-----------------|--|
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS189 | UG-P16 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS330 | UG-P16 | 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 | FS597 | UG-P16 | Support In Part | Accept the submission in part. |
| DPR-0367 | Orion New Zealand Limited | 050 | UG-P16 | Support In Part | Amend as follows: 6. An ODP is prepared <u>that addresses the matters listed in the UG-ODP Criteria</u> and incorporated into this plan before any subdivision proceeds. |
| DPR-0407 | Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird) | FS619 | UG-P16 | Oppose | Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | 337 | UG-P16 | Support In Part | Amend as follows: Business growth – Outside the Greater Christchurch area Any new areas to support commercial or industrial activities outside the Greater Christchurch area shall only occur where: ... 2. The land is subject to the 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 | FS238 | UG-P16 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS611 | UG-P16 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS972 | UG-P16 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS826 | UG-P16 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS255 | UG-P16 | Support In Part | Accept submissions in part. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0461 | Dunweavin 2020 Ltd | FS852 | UG-P16 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS237 | UG-P16 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS174 | UG-P16 | 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 | FS735 | UG-P16 | Support In Part | Accept the submission in part. |
| DPR-0375 | Waka Kotahi NZ Transport Agency | 176 | UG-P16 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS138 | UG-P16 | Oppose | Reject submission |
| DPR-0209 | Manmeet Singh | FS057 | UG-P16 | Oppose | Reject submission |
| DPR-0298 | Trices Road Re-zoning Group | FS344 | UG-P16 | Oppose | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS155 | UG-P16 | Oppose | Reject submissions. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS191 | UG-P16 | Oppose | Reject |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS191 | UG-P16 | Oppose | Reject |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS191 | UG-P16 | Oppose | Reject |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS191 | UG-P16 | Oppose | Reject |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|--|
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS137 | UG-P16 | Oppose In Part | Reject in part |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | 349 | UG-P16 | Support In Part | Amend as follows: Business growth – Outside the Greater Christchurch area Any new areas to support commercial or <u>industrial activities</u> outside the Greater Christchurch area shall only occur where: ... 2. The <u>land</u> is subject to the Urban Growth Overlay , or is consolidated with an existing Town Centre Zone, Local Centre Zone or General Industrial Zone; ... |
| DPR-0412 | Hughes Developments | 013 | UG-P16 | Oppose In Part | Include a definition of outline development plan and provide a statement and/or explanatory note confirming the relationship between outline development plans and development areas. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS207 | UG-P16 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS880 | UG-P16 | Support In Part | Accept submission in part |
| DPR-0209 | Manmeet Singh | FS154 | UG-P16 | Support | Accept submission |
| DPR-0298 | Trices Road Re-zoning Group | FS854 | UG-P16 | Support | Accept submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS223 | UG-P16 | Support In Part | Accept submissions in part. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS227 | UG-P16 | Support | Adopt. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS227 | UG-P16 | Support | Adopt. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS227 | UG-P16 | Support | Adopt. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS227 | UG-P16 | Support | Adopt. |
| DPR-0461 | Dunweavin 2020 Ltd | FS049 | UG-P16 | Support | Accept Submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS205 | UG-P16 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS034 | UG-P16 | Support | Accept Submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS756 | UG-P16 | Support | Accept submission |
| DPR-0412 | Hughes Developments | 017 | UG-P16 | Oppose | Delete UG-P15 and UG-P16 and replace with one policy as follows: <u>New areas supporting commercial and industrial growth shall provide for a diverse range of services and opportunities responding to the social and economic needs of business, residents and visitors.</u> |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS211 | UG-P16 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS884 | UG-P16 | Support In Part | Accept submission in part |
| DPR-0209 | Manmeet Singh | FS1057 | UG-P16 | Support In Part | Accept submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS858 | UG-P16 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS227 | UG-P16 | Support In Part | Accept submissions in part. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS232 | UG-P16 | Support | Adopt. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS232 | UG-P16 | Support | Adopt. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS232 | UG-P16 | Support | Adopt. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS232 | UG-P16 | Support | Adopt. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS209 | UG-P16 | Support In Part | Accept in part |
| DPR-0414 | Kāinga Ora - Homes & Communities | 165 | UG-P16 | Support In Part | Amend 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 | FS054 | UG-P16 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS231 | UG-P16 | Oppose In Part | Reject the submission in part |
| DPR-0209 | Manmeet Singh | FS1010 | UG-P16 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS191 | UG-P16 | Oppose In Part | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS071 | UG-P16 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS217 | UG-P16 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS055 | UG-P16 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS587 | UG-P16 | Oppose In Part | Reject submission points in part |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|--|------------------|----------------|-----------------|---|
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS211 | UG-P16 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS102 | UG-P16 | 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

- 29.3 BE Faulkner, Lincoln University, CRC, and CDHB¹⁹⁵ support the policy. This support is noted and I recommend that these submission points are accepted in part on the basis that I have recommended that Policy 16 be amended.
- 29.4 RWRL, IRHL, RIHL, and RIDL¹⁹⁶ seek that the policy be amended so that it applies to business growth throughout Selwyn and the reference to the Urban Growth Overlay in clause 2 be deleted. This policy distinguishes the areas and policy framework identified within the CRPS and two distinct policies are appropriate. Therefore, I recommend that these submission points are rejected.
- 29.5 The Wrights¹⁹⁷ seeks the retention of the overlay on their specific land and associated objectives and policies that support that. This support is noted and I recommend that this submission point is accepted in part on the basis that I have recommended that Policy 16 be amended.
- 29.6 Waka Kotahi¹⁹⁸ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected.
- 29.7 Orion¹⁹⁹ seeks to amend clause 4 by adding the following (emphasis shown in bold) 'An ODP is prepared **that addresses the matters listed in UG-ODP Criteria** and'. Some elements of the matters listed are only relevant to residential development e.g. net density, however, other elements are relevant e.g. road connections and infrastructure. A change seeking that relevant matters in the UG-

¹⁹⁵ DPR-0125.030, DPR-0205.057, DPR-0260.162, and DPR-0343.050

¹⁹⁶ DPR-0358.342, DPR-0363.331, DPR-0374.337, and DPR-0384.349

¹⁹⁷ DPR-0361.016

¹⁹⁸ DPR-0375.176

¹⁹⁹ DPR-0367.050

ODP Criteria are addressed is appropriate. Therefore, I recommend that this submission point is accepted in part.

- 29.8 Hughes Developments²⁰⁰ seeks to clarify the use of Outline Development Plan, ODP and Development Areas. Specific terminology is defined when appropriate to avoid confusion and therefore I recommend that the submission point be rejected.
- 29.9 Hughes Developments²⁰¹ seeks to delete this Policy and Policy 15 and replace it with a simplified version. This is because the policy constrains the provision of business growth, creating obstacles for businesses starting out or expanding, where the goal should be to encourage businesses to establish in the District. The policy sets out where future areas can locate to help strategic planning, including infrastructure, and that the future areas fit within the broader Activity Centre Network. It also must meet an identified need and be of a size and scale that is appropriate. These requirements do not preclude growth but rather seeks to maximise its potential. Therefore, I recommend that this submission point is rejected.
- 29.10 Kāinga Ora²⁰² seeks amendments and that the policy is moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The amendments seek the following changes (shown in bold) ‘The land is ~~subject to an Urban Growth Overlay,~~ **within the Future Urban Zone**’. The use of the Future Urban Zone compared to an overlay is already discussed in Section 9. Therefore, I recommend that this submission point is rejected.

Recommendations and amendments

- 29.11 I recommend, for the reason above, that the Hearings Panel:
- a. Amend UG-P16 to include reference to relevant matters in the UG-ODP Criteria to improve clarity.
- 29.12 The amendments recommended to UG-P16 in the PDP is also set out in a consolidated manner in **Appendix 2**.
- 29.13 It is recommended that the submission and further submission points are accepted, accepted in part, or rejected as shown in **Appendix 1**.
- 29.14 The scale of change does not require a s32AA evaluation as the recommended changes further strengthen the outcomes sought rather than change them.

30. Policy 17

Introduction

- 30.1 This section responds to the submission points relating to Policy 17.

Submissions

²⁰⁰ DPR-0412.013

²⁰¹ DPR-0412.017

²⁰² DPR-0414.165

30.2 There are 16 submission points and 97 further submission points relating to Policy 17.

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0032 | Christchurch City Council | 054 | UG-P17 | Support In Part | Amend plan to incorporate relevant recommendations from the Social and Affordable Housing Action Plan of the Greater Christchurch Partnership. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS017 | UG-P17 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS042 | UG-P17 | 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 | FS055 | UG-P17 | Oppose | Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport) |
| DPR-0298 | Trices Road Re-zoning Group | FS019 | UG-P17 | Oppose | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS034 | UG-P17 | Oppose | Reject submissions. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS233 | UG-P17 | Oppose | Reject |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS233 | UG-P17 | Oppose | Reject |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS233 | UG-P17 | Oppose | Reject |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS233 | UG-P17 | Oppose | Reject |
| DPR-0414 | Kāinga Ora - Homes & Communities | FS005 | UG-P17 | Support In Part | Not specified |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|----------------|--|
| DPR-0461 | Dunweavin 2020 Ltd | FS021 | UG-P17 | Oppose | Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport) |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS018 | UG-P17 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS819 | UG-P17 | 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 | FS035 | UG-P17 | Oppose In Part | Reject submission with respect to SD (Strategic Directions), UG (Urban Growth) and TRAN (Transport) |
| DPR-0125 | BE Faulkner | 031 | UG-P17 | Support | Not specified. |
| DPR-0205 | Lincoln University | 059 | UG-P17 | Support | Retain as notified. |
| DPR-0342 | AgResearch Limited | FS024 | UG-P17 | Support | Allow in full |
| DPR-0260 | Canterbury Regional Council (Environment Canterbury) | 163 | UG-P17 | Support | Retain as notified. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS033 | UG-P17 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS942 | UG-P17 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | Manmeet Singh | FS1066 | UG-P17 | Oppose | Reject the submission in part. |
| DPR-0298 | Trices Road Re-zoning Group | FS052 | UG-P17 | Oppose In Part | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS051 | UG-P17 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS413 | UG-P17 | Oppose | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS035 | UG-P17 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS799 | UG-P17 | Oppose | Reject Submission |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-------------------|--|
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS068 | UG-P17 | Oppose | Reject submission in part being the amendments sought and the notified provisions sought to be retained |
| DPR-0343 | Canterbury District Health Board | 051 | UG-P17 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS121 | UG-P17 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS060 | UG-P17 | Oppose | Reject those parts of the submission inconsistent with the National Policy Statement – Urban Development |
| DPR-0209 | Manmeet Singh | FS109 | UG-P17 | Oppose | Reject those parts of the submission inconsistent with the by my submission (209) |
| DPR-0298 | Trices Road Re-zoning Group | FS375 | UG-P17 | Oppose In Part | Reject submission points identified |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS138 | UG-P17 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS886 | UG-P17 | Oppose In Part | Reject those submission points inconsistent with the National Policy Statement - Urban Development. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS121 | UG-P17 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS475 | UG-P17 | Oppose | Reject submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS399 | UG-P17 | Oppose | Reject the submission |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|--|
| DPR-0353 | Horticulture New Zealand | 228 | UG-P17 | Support In Part | Amend as follows: 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: 1. Minimise the loss of the rural land resource, <u>particularly highly productive land and versatile soils</u> ; |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS262 | UG-P17 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS900 | UG-P17 | Oppose | Reject submission |
| DPR-0209 | Manmeet Singh | FS337 | UG-P17 | Oppose | Reject Submission |
| DPR-0298 | Trices Road Re-zoning Group | FS900 | UG-P17 | Oppose | Reject submission |
| DPR-0422 | NCCF | FS053 | UG-P17 | Support | Allow the submission point |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS250 | UG-P17 | Oppose In Part | Reject submission in part |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | 343 | UG-P17 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS164 | UG-P17 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS461 | UG-P17 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS550 | UG-P17 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS509 | UG-P17 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS181 | UG-P17 | Support In Part | Accept submissions in part. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0461 | Dunweavin 2020 Ltd | FS551 | UG-P17 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS162 | UG-P17 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS439 | UG-P17 | Support | Accept submission in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS532 | UG-P17 | Support In Part | Accept the submission in part. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | 332 | UG-P17 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS192 | UG-P17 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS793 | UG-P17 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS717 | UG-P17 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS676 | UG-P17 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS208 | UG-P17 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS709 | UG-P17 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS190 | UG-P17 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS331 | UG-P17 | 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 | FS598 | UG-P17 | Support In Part | Accept the submission in part. |
| DPR-0367 | Orion New Zealand Limited | 051 | UG-P17 | Support In Part | Amend as follows:.... <u>10. generate adverse reverse sensitivity effects on important infrastructure.</u> |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|--|------------------|----------------|-----------------|---|
| DPR-0407 | Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird) | FS620 | UG-P17 | Oppose | Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure. |
| DPR-0370 | Fonterra Limited | 076 | UG-P17 | Support | Retain as notified |
| DPR-0209 | Manmeet Singh | FS808 | UG-P17 | Oppose In Part | Reject submission in part |
| DPR-0371 | Christchurch International Airport Limited | 062 | UG-P17 | Support | Retain as notified |
| DPR-0353 | Horticulture New Zealand | FS125 | UG-P17 | Oppose | Reject |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | 338 | UG-P17 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS239 | UG-P17 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS612 | UG-P17 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS973 | UG-P17 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS827 | UG-P17 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS256 | UG-P17 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS853 | UG-P17 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS238 | UG-P17 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS175 | UG-P17 | 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 | FS736 | UG-P17 | Support In Part | Accept the submission in part. |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|---|
| DPR-0375 | Waka Kotahi NZ Transport Agency | 177 | UG-P17 | Support In Part | Request that consideration is given as to whether these policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve minimum density standards. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS139 | UG-P17 | Oppose | Reject submission |
| DPR-0209 | Manmeet Singh | FS058 | UG-P17 | Oppose | Reject submission |
| DPR-0298 | Trices Road Re-zoning Group | FS345 | UG-P17 | Oppose | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS156 | UG-P17 | Oppose | Reject submissions. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS192 | UG-P17 | Oppose | Reject |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS192 | UG-P17 | Oppose | Reject |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS192 | UG-P17 | Oppose | Reject |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS192 | UG-P17 | Oppose | Reject |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS138 | UG-P17 | Oppose In Part | Reject in part |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | 350 | UG-P17 | Support | Retain as notified |
| DPR-0412 | Hughes Developments | 018 | UG-P17 | Support In Part | Amend as follows: <u>Encourage the intensification of urban activities or redevelopment of existing land within urban zones to assist in supporting the districts urban growth needs.</u> |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|---|------------------|----------------|-----------------|--|
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS212 | UG-P17 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS885 | UG-P17 | Support In Part | Accept submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS859 | UG-P17 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS228 | UG-P17 | Support In Part | Accept submissions in part. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS234 | UG-P17 | Oppose | Reject |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS234 | UG-P17 | Oppose | Reject |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS234 | UG-P17 | Oppose | Reject |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS234 | UG-P17 | Oppose | Reject |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS210 | UG-P17 | Support In Part | Accept in part |
| DPR-0414 | Kāinga Ora - Homes & Communities | 166 | UG-P17 | Support In Part | Amend 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 | FS055 | UG-P17 | Oppose | Reject submission |

| Submitter ID | Submitter Name | Submission Point | Plan Reference | Position | Decision Requested |
|--------------|--|------------------|----------------|-----------------|---|
| DPR-0157 | Kevin & Bonnie Williams | FS232 | UG-P17 | Oppose In Part | Reject the submission in part |
| DPR-0209 | Manmeet Singh | FS1011 | UG-P17 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS192 | UG-P17 | Oppose In Part | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS072 | UG-P17 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS218 | UG-P17 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS056 | UG-P17 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS588 | UG-P17 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS212 | UG-P17 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS103 | UG-P17 | 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

- 30.3 BE Faulkner, Lincoln University, CRC, CDHB, RWRL, IRHL, Fonterra, CIAL, RIHL, and RIDL²⁰³ support the policy. This support is noted and I recommend that these submission points are accepted in part on the basis that I have recommended that Policy 17 be amended.
- 30.4 CCC²⁰⁴ seeks incorporation of relevant recommendations from Social and Affordable Housing Action Plan of the Greater Christchurch Partnership. As this report is currently in development and has not been approved by the Greater Christchurch Partnership, the report should not be considered as part of this process. Therefore, I recommend that this submission point is rejected.
- 30.5 Waka Kotahi²⁰⁵ supports in part the policy and seeks that the urban growth policies should be extended and lead into the development of an appropriate set of rules and requirements to achieve

²⁰³ DPR-0125.031, DPR-0205.059, DPR-0260.163, DPR-0343.051, DPR-0358.343, DPR-0363.332, DPR-0370.076, DPR-0371.062, DPR-0374.338, and DPR-0384.350

²⁰⁴ DPR-0032.054

²⁰⁵ DPR-0375.177

minimum density standards. The development of density standards, especially for greenfield areas, are driven largely from the CRPS and intensification densities need to be considered on a township basis. Further, other chapters, such as subdivision and residential chapters, provide a more complete framework to develop appropriate rules and requirements. Therefore, I recommend that this submission point is rejected.

- 30.6 Hort NZ²⁰⁶ seeks an amendment to clause 1 to include a reference to highly productive land and versatile soils. This is appropriate as it is consistent with previous changes discussed in Sections 11 and 22 in this report. The policy recognises the benefits of intensification that includes minimising the loss of rural land, and particularly highly productive land. Therefore, I recommend that this submission point be accepted in part.
- 30.7 Orion²⁰⁷ seeks an additional clause to reinforce the need to ensure reverse sensitivity effects are avoided. This is appropriate as intensification can still generate reverse sensitivity effects. Therefore, I recommend that the following clause is added as clause 10 **'generate adverse reverse sensitivity effects on important infrastructure'** and that this submission point be accepted in part.
- 30.8 Hughes Developments²⁰⁸ seeks the deletion and replacement of the policy with a simplified version so there are few limitations on intensification and redevelopment. The clauses within the Policy primarily outline the benefits of intensification only limiting intensification to adverse effects on surrounding environment and infrastructure. The Policy helps outline the benefits and these would support an intensification proposal. Therefore, I recommend that the submission point is rejected.
- 30.9 Kāinga Ora²⁰⁹ seeks that the Policy is amended and moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The amendments seek the following changes (shown in bold) '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~~'. This is because the submitter states the appropriate method is through zoning. The use of an Urban Intensification Plan or Development Plan to identify where intensification could occur is an appropriate method as it allows the location for intensification to be considered strategically and in response to an identified need before a discussion on the appropriate zone (with density and built form standards) is needed. This can help focus where intensification occurs with where it is most likely to occur, accelerated by the developers seeking rezoning and provides an opportunity to engage with the community and increase potential 'buy-in'. The reference to Urban Intensification Plan or Development Plan does not preclude the use of zoning or other methods. Therefore, I recommend that this submission point is rejected.

Recommendations and amendments

²⁰⁶ DPR-0353.228

²⁰⁷ DPR-0367.051

²⁰⁸ DPR-0412.018

²⁰⁹ DPR-0414.166

30.10 I recommend, for the reason above, that the Hearings Panel:

- a. Amend UG-P17 to include reference to highly productive land and reverse sensitivity on important infrastructure to improve clarity.

30.11 The amendments recommended to UG-P17 in the PDP is also set out in a consolidated manner in **Appendix 2**.

30.12 It is recommended that the submission and further submission points are accepted, accepted in part, or rejected as shown in **Appendix 1**.

30.13 The scale of change does not require a s32AA evaluation.

31. Rules

Introduction

31.1 This section responds to the submission points relating to Rule 1.

Submissions

31.2 There are five submission points and 38 further submission points relating to Urban Growth Rule 1.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|--|
| DPR-0358 | Rolleston West Residential Limited (RWRL) | 344 | Oppose | Delete as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS165 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS066 | Support | Accept the submission to the extent that the UGO should not be the sole or principal with respect to the GRZ, and accept any other amendments consistent with our submission |
| DPR-0209 | Manmeet Singh | FS418 | Support | Accept the submission to the extent that the UGO should not be the sole determinate of urban growth with respect to the GRZ, and accept any other amendments consistent with my submission (209). Amend the Proposed District Plan to be consistent with the NPS-UD. |
| DPR-0298 | Trices Road Re-zoning Group | FS510 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS182 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS029 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS163 | Support In Part | Accept in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|--|
| DPR-0492 | Kevler Development Ltd | FS352 | Oppose | Reject the submission but amend the PDP to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS533 | Oppose | Reject the submission and Amend the Proposed Selwyn District Plan to achieve consistency with the NPS-UD with respect to responding to urban development proposals outside the UGO. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | 333 | Oppose | Delete as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS193 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS072 | Support | Accept the submission to the extent that the UGO should not be the sole or principal with respect to the GRZ, and accept any other amendments consistent with our submission |
| DPR-0209 | Manmeet Singh | FS718 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS677 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS209 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS710 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS191 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS332 | 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 | FS599 | Support In Part | Accept the submission in part. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | 339 | Oppose | Delete as notified |
| DPR-0032 | Christchurch City Council | FS027 | Oppose | Retain the Urban Growth Overlay or include alternative provisions that give direction as to the location of urban development. Retain the existing wording of the overview, Policies 3 and 4, UG-R1 and UG-MAT1. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS240 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS613 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS974 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS828 | Support In Part | Accept submission in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|---|
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS257 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS854 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS239 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS176 | 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 | FS737 | Support In Part | Accept the submission in part. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | 351 | Oppose | Delete as notified |
| DPR-0414 | Kāinga Ora - Homes & Communities | 167 | Support In Part | Amend as follows and move to Future Urban Zone: Activities in the Urban Growth Overlay <u>Future Urban Zone</u> |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS056 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS233 | Oppose In Part | Reject the submission in part |
| DPR-0209 | Manmeet Singh | FS1012 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS193 | Oppose In Part | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS073 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS219 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS057 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS589 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS213 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS104 | 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

- 31.3 Kāinga Ora²¹⁰ seeks amendments to the rule. The amendments seek the reference to Urban Growth Overlay be replaced with Future Urban Zone. The use of the Future Urban Zone compared to an overlay is already discussed in Section 9. Therefore, I recommend that this submission point is rejected.
- 31.4 RWRL, IRHL, RIHL, and RIDL²¹¹ seek to delete the provision as notified. They consider the use of the Overlay as a spatial tool to define where urban zoning and growth should or should not occur is inappropriate and inconsistent with the NPS-UD. The use of an overlay is previously discussed in Section 9. The provisions listed help protect potential future urban growth areas from those rural activities that could potentially undermine this potential future use. Therefore, I recommend that the submission points are rejected.

Recommendations

- 31.5 I recommend, for the reasons given above, that the Hearings Panel retain the provisions as notified.
- 31.6 It is recommended that the submission and further submission points are either accepted, accepted in part or rejected as shown in **Appendix 1**.

32. Matters

Introduction

- 32.1 This section responds to the submission points relating to Urban Growth Matters.

Submissions

- 32.2 There are six submission points and 45 further submission points relating to the Urban Growth Matters.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|----------------|---|
| DPR-0353 | Horticulture New Zealand | 229 | Oppose In Part | Amend as follows: 1.The extent to which the subdivision will limit, restrict or compromise the ability to zone, subdivide and develop the land as a new urban area in the future, including its impacts on: e. Managing potential adverse reverse sensitivity effects, <u>including with adjacent zones</u> . |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS263 | Oppose | Reject submission |
| DPR-0142 | New Zealand Pork Industry Board (NZ Pork) | FS032 | Support | Allow in full |

²¹⁰ DPR-0414.167

²¹¹ DPR-0358.344, DPR-0363.333, DPR-0374.339, and DPR-384.351

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|--------------------------------|
| DPR-0157 | Kevin & Bonnie Williams | FS887 | Oppose In Part | Reject the submission in part |
| DPR-0209 | Manmeet Singh | FS338 | Oppose | Reject Submission |
| DPR-0298 | Trices Road Re-zoning Group | FS901 | Oppose In Part | Reject submission in part |
| DPR-0422 | NCFF | FS054 | Support | Allow the submission point |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS251 | Oppose In Part | Reject submission in part |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | 345 | Oppose | Delete as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS166 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS462 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS552 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS511 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS183 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS552 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS164 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS441 | Support | Accept submission in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS534 | Support In Part | Accept the submission in part. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | 334 | Oppose | Delete as notified |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|--------------------|--|
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS194 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS795 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS719 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS678 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS210 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS711 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS192 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS333 | 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 | FS600 | Support In Part | Accept the submission in part. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | 340 | Oppose | Delete as notified |
| DPR-0032 | Christchurch City Council | FS180 | Oppose | Retain the Urban Growth Overlay or include alternative provisions that give direction as to the location of urban development. Retain the existing wording of the overview, Policies 3 and 4, UG-R1 and UG-MAT1. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS241 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS614 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS975 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS829 | Support In Part | Accept submission in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|--|
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS258 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS855 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS240 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS177 | 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 | FS738 | Support In Part | Accept the submission in part. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | 352 | Oppose | Delete as notified |
| DPR-0414 | Kāinga Ora - Homes & Communities | 168 | Support In Part | Retain as notified and move to Future Urban Zone. |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS057 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS234 | Oppose In Part | Reject the submission in part |
| DPR-0209 | Manmeet Singh | FS1013 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS194 | Oppose In Part | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS074 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS220 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS058 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS590 | Oppose In Part | Reject submission points in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|-----------------|---|
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS214 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS105 | 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

- 32.3 Kāinga Ora²¹² support the matters but moved to a Future Urban Zone. The amendments seek the reference to Urban Growth Overlay be replaced with Future Urban Zone. The use of the Future Urban Zone compared to an overlay is already discussed in Section 9. Therefore, I recommend that the submission point is rejected.
- 32.4 RWRL, IRHL, RIHL, and RIDL²¹³ seek to delete the provision as notified. This is because the use of the Overlay as a spatial tool to define where urban zoning and growth should or should not occur is inappropriate and inconsistent with the NPS-UD. The use of an overlay is previously discussed in Section 9. The provisions listed help protect potential future urban growth areas from those rural activities that could potentially undermine this potential future use. Therefore, I recommend that these submission points are rejected.
- 32.5 Hort NZ²¹⁴ seeks to amend sub-clause 'e' that manages potential adverse reverse sensitivity effects by adding 'including with adjacent zones'. This is to make it clearer as to the extent considered. This is appropriate and the additional words are recommended to be added to sub-clause 'e'. Therefore, I recommend that this submission point is accepted.

Recommendations and amendments

- 32.6 I recommend, for the reason above, that the Hearings Panel:
- Amend the Urban Growth Matters to include reference to adjacent zones to clarify where potential reverse sensitivity effects could occur.
- 32.7 The amendments recommended to the Urban Growth Matters in the PDP is also set out in a consolidated manner in **Appendix 2**.
- 32.8 It is recommended that the submission and further submission points are accepted, accepted in part, or rejected as shown in **Appendix 1**.
- 32.9 The scale of change does not require a s32AA evaluation.

²¹² DPR-0414.168

²¹³ DPR-0358.345, DPR-0363.334, DPR-0374.340, and DPR-0384.352

²¹⁴ DPR-0353.229

33. Schedule

Introduction

33.1 This section responds to the submission points relating to the Urban Growth Schedule.

Submissions

33.2 There are 12 submission points and 73 further submission points relating to the Urban Growth Schedule.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|----------------|--|
| DPR-0142 | New Zealand Pork Industry Board (NZ Pork) | 041 | Oppose In Part | Amend UG-SCHED1.3.d as follows: d. Any methods or boundary treatments required to mitigate reverse sensitivity effects and promote compatible land use activities, including protecting important infrastructure , or a designated site; <u>and encourage the use of generous setbacks, public roads and reserves as buffers between urban and rural land uses.</u> |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS273 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS079 | Oppose | Reject submission |
| DPR-0209 | Manmeet Singh | FS072 | Oppose | Reject submission |
| DPR-0298 | Trices Road Re-zoning Group | FS909 | Oppose | Reject submission |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS199 | Oppose | Reject |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS199 | Oppose | Reject |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS199 | Oppose | Reject |
| DPR-0378 | The Ministry of Education | FS027 | Oppose | Reject |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|-------------------------------|
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS199 | Oppose | Reject |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS272 | Oppose In Part | Reject submission in part |
| DPR-0353 | Horticulture New Zealand | 230 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS264 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS888 | Oppose In Part | Reject the submission in part |
| DPR-0209 | Manmeet Singh | FS339 | Oppose | Reject Submission |
| DPR-0298 | Trices Road Re-zoning Group | FS902 | Oppose In Part | Reject submission in part |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS252 | Oppose In Part | Reject submission in part |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | 346 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS167 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS463 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS553 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS512 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS184 | Support In Part | Accept submissions in part. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|--|
| DPR-0461 | Dunweavin 2020 Ltd | FS553 | Support In Part | Accept submission in part |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS165 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS442 | Support | Accept submission in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS535 | Support In Part | Accept the submission in part. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | 335 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS195 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS796 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS720 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS679 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS211 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS712 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS193 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS334 | 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 | FS601 | Support In Part | Accept the submission in part. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|-----------------|--|
| DPR-0367 | Orion New Zealand Limited | 052 | Support | Retain as notified. |
| DPR-0407 | Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird) | FS621 | Oppose | Reject aspects of the submission which do not directly relate to electricity lines and services as critical infrastructure. |
| DPR-0367 | Orion New Zealand Limited | 053 | Support In Part | <p>Insert a new UG-Schedule for Business Growth Area ODP Criteria which includes the including the following criteria:</p> <p><u>1. How each ODP area will:</u></p> <p><u>a. Be staged to allow the subdivision development to align with the timing, funding and availability of network infrastructure capacity.</u></p> <p><u>2. The following features and outcomes are to be illustrated on an indicative subdivision concept plan containing lot configuration and sizes that is to accompany the ODP:</u></p> <p><u>a. Any methods or boundary treatments required to mitigate reverse sensitivity effects and promote compatible land use activities, including protecting important infrastructure, or a designated site.</u></p> |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS168 | Oppose In Part | Reject as currently drafted |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS168 | Oppose In Part | Reject as currently drafted |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS168 | Oppose In Part | Reject as currently drafted |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS168 | Oppose In Part | Reject as currently drafted |
| DPR-0407 | Royal Forest & Bird Protection Society of New Zealand Inc. (Forest & Bird) | FS622 | 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-0371 | Christchurch International Airport Limited | 063 | Support | Amend as follows: 3. The following features and outcomes are to be illustrated on an indicative subdivision concept plan containing lot configurations and sizes that is to accompany the ODP; ... d. Any land to be set aside to avoid reverse sensitivity effects on important infrastructure ; e. Any methods or boundary treatments required to mitigate avoid reverse sensitivity effects and promote compatible land use activities, including protecting important infrastructure , or a designated site ; and ... |
| DPR-0353 | Horticulture New Zealand | FS041 | Oppose | Reject |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | 341 | Support | Retain as notified |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS242 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS615 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS976 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS830 | Support In Part | Accept submission in part |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS259 | Support In Part | Accept submissions in part. |
| DPR-0461 | Dunweavin 2020 Ltd | FS856 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS241 | Support In Part | Accept in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|---|
| DPR-0492 | Kevler Development Ltd | FS178 | 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 | FS739 | Support In Part | Accept the submission in part. |
| DPR-0378 | The Ministry of Education | 021 | Support | Retain as notified |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | 353 | Support | Retain as notified |
| DPR-0412 | Hughes Developments | 019 | Oppose In Part | <p>Amend as follows:</p> <p>...</p> <p>2. Each ODP shall illustrate how the site characteristics and topography have been addressed through the identification of:</p> <p>...</p> <p>c. How each ODP area will:</p> <p>i. ..</p> <p>ii. Be staged to allow the subdivision development to align with the timing, funding, and availability of network infrastructure capacity;</p> <p>...</p> <p>3. The following features <u>shall be considered and where relevant provided for</u> and outcomes are to be illustrated on an indicative subdivision concept plan containing lot configurations and sizes that is to accompany the ODP;</p> <p>...</p> |
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS213 | Support In Part | Accept submission in part |
| DPR-0157 | Kevin & Bonnie Williams | FS452 | Support In Part | Accept submission in part |
| DPR-0209 | Manmeet Singh | FS155 | Support | Accept submission |
| DPR-0298 | Trices Road Re-zoning Group | FS860 | Support | Accept submission |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|-----------------|---|
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS229 | Support In Part | Accept submissions in part. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS200 | Support | Adopt |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS200 | Support | Adopt |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS200 | Support | Adopt |
| DPR-0378 | The Ministry of Education | FS028 | Oppose | Reject |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS200 | Support | Adopt |
| DPR-0461 | Dunweavin 2020 Ltd | FS052 | Support | Accept submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS211 | Support In Part | Accept in part |
| DPR-0492 | Kevler Development Ltd | FS028 | Support | Accept Submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS759 | Support | Accept submission |
| DPR-0414 | Kāinga Ora - Homes & Communities | 169 | Support In Part | Retain as notified and move to Strategic Directions |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|-----------------|---|
| DPR-0136 | Lynn & Malcolm Stewart, Lynn & Carol Townsend & Rick Fraser | FS058 | Oppose | Reject submission |
| DPR-0157 | Kevin & Bonnie Williams | FS235 | Oppose In Part | Reject the submission in part |
| DPR-0209 | Manmeet Singh | FS1014 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS195 | Oppose In Part | Reject submission |
| DPR-0302 | Alison Smith, David Boyd & John Blanchard | FS075 | Oppose | Reject submissions. |
| DPR-0461 | Dunweavin 2020 Ltd | FS221 | Oppose In Part | Reject submission |
| DPR-0488 | Dally Family Trust and Julia McIlraith | FS059 | Oppose In Part | Reject in part |
| DPR-0492 | Kevler Development Ltd | FS591 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS215 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS106 | 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

33.3 Hort NZ, RWRL, IRHL, Orion, RIHL, MoE, and RIDL²¹⁵ support the policy. This support is noted and I recommend that these submission points are accepted in part on the basis that I have recommended that Schedule be amended.

²¹⁵ DPR-0353.230, DPR-0358.346, DPR-0363.335, DPR-0367.052, DPR-0374.341, DPR-0378.021, and DPR-0384.353

- 33.4 Kāinga Ora²¹⁶ supports the schedule and seeks that the schedule is moved to Strategic Directions. The move to Strategic Directions is discussed in Section 20 of the Strategic Directions s42A report. The support is noted. I recommend that this submission point be accepted in part on the basis that I have recommended that Schedule be amended.
- 33.5 CIAL²¹⁷ seeks the following amendment to clause 3 (shown in bold) ‘The following features and outcomes are to be illustrated on an indicative subdivision concept plan containing lot configurations and sizes that is to accompany the ODP: ...
d. Any land to be set aside to avoid reverse sensitivity effects on important infrastructure;
 e. Any methods or boundary treatments required to ~~mitigate~~ **avoid** reverse sensitivity effects and promote compatible land use activities, including protecting important infrastructure, or a designated site; and ...’. The additional sub-clause relating to reverse sensitivity effects on important infrastructure is not appropriate as the proposed sub-clause 3.d. already deals with methods to mitigate reverse sensitivity on important infrastructure. The policies already identify areas where reverse sensitivity to important infrastructure is needed and the schedule outlines what is appropriate to show in an ODP context. The amendment of ‘mitigate’ to ‘avoid’ is inappropriate as the policies have identified areas to avoid and the schedule outlines methods required to mitigate the impacts. Therefore, I recommend that the submission point is rejected.
- 33.6 NZ Pork²¹⁸ seeks amendments to sub-clause 3 d. by adding the following to the end ‘**and encourage the use of generous setbacks, public roads and reserves as buffers between urban and rural land uses**’. This aims to be more directive on addressing issues at the rural-urban interface. The proposed sub-clause 3.d. outlines the use of any methods or boundary treatment required. The submission outlines potential methods but goes beyond what is outlined in Policy 10. This change is unnecessary and I recommend that this submission point is rejected.
- 33.7 Orion²¹⁹ seeks an additional schedule relating specifically to Business. The criteria sought is as follows:

1. How each ODP area will:
 - a. Be staged to allow the subdivision development to align with the timing, funding and availability of network infrastructure capacity.
2. The following features and outcomes are to be illustrated on an indicative subdivision concept plan containing lot configuration and sizes that is to accompany the ODP:
 - a. Any methods or boundary treatments required to mitigate reverse sensitivity effects and promote compatible land use activities, including protecting important infrastructure, or a designated site.

- 33.8 The addition of specific business criteria is not supported as it duplicates some elements of the proposed schedule. However, it is appropriate to amend the proposed schedule to clarify when elements apply to residential or business or both. Recommended changes to clause 1 (shown in

²¹⁶ DPR-0414.169

²¹⁷ DPR-0371.063

²¹⁸ DPR-0142.041

²¹⁹ DPR-0367.053

bold) 'for each new residential **and business** growth'; and sub-clause 2.c. 'How each ODP area will **when required to**'. Therefore, I recommend that this submission point is accepted in part.

33.9 Hughes Development²²⁰ seeks to delete sub-clause 2 c. ii. They state that this is because staging is not always relevant. It is recommended that the clause should not be deleted as it is relevant in some circumstances but rather the wording amended to recognise that it is not always relevant. This matches the change from Orion above. Therefore, I recommend that this submission point is accepted in part.

33.10 Hughes Development²²¹ seeks to amend clause 3 as follows 'The following features **shall be considered and where relevant provided for and outcomes are to be illustrated on an indicative subdivision concept plan containing lot configurations and sizes that is to accompany the ODP**'. The amendment to clause 3 is that these requirements are not commensurate with the purpose of an ODP. The change is appropriate as a subdivision plan is not always needed. Therefore, I recommend that this submission point is accepted.

Recommendations and amendments

33.11 I recommend, for the reason above, that the Hearings Panel:

- a. Amend the Urban Growth Schedule to include reference to business growth and providing flexibility as to when elements need to be considered in an ODP.

33.12 The amendments recommended to the Urban Growth Schedule in the PDP is also set out in a consolidated manner in **Appendix 2**.

33.13 It is recommended that the submission and further submission points are accepted, accepted in part, or rejected as shown in **Appendix 1**.

33.14 The scale of change does not require a s32AA evaluation as the recommended changes further strengthen the outcomes sought rather than change them.

34. Subdivision alignment

Introduction

34.1 The Urban Growth Chapter interrelates with other chapters. Subdivision is a key interrelation and there is a rule specifically relating to subdivision within an Urban Growth Overlay (SUB-R27). This rule changes the activity status from controlled within the rural zone to restricted discretionary and adds additional matters of discretion to consider when a subdivision occurs within an Urban Growth Overlay and potentially able to decline consent. This is not providing for urban subdivision but controlling rural subdivision so that it does not compromise the potential urban subdivision in the future.

Submissions

²²⁰ DPR-0412.019

²²¹ DPR-0412.019

34.2 There were six submission points and 38 further submission points relating to SUB-R27.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|-----------------|--|
| DPR-0260 | Canterbury Regional Council (Environment Canterbury) | 130 | Support In Part | Consider the use of a more restrictive or prohibitive activity status for subdivision that is not in a 'greenfield priority area' or identified in an adopted Rural Residential Strategy in accordance with CRPS Policy 6.3.9 where it is a rural residential activity. Refer to original submission for full decision requested. |
| DPR-0157 | Kevin & Bonnie Williams | FS043 | Oppose | Reject the submission |
| DPR-0157 | Kevin & Bonnie Williams | FS925 | Oppose In Part | Reject in part the amendments sought. |
| DPR-0209 | Manmeet Singh | FS082 | Oppose | Reject submission |
| DPR-0298 | Trices Road Re-zoning Group | FS035 | Oppose | Reject submission point |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS118 | Oppose | Reject |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS118 | Oppose | Reject |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS118 | Oppose | Reject |
| DPR-0381 | Coleridge Downs Limited | FS017 | Oppose | Disallow |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS118 | Oppose | Reject |
| DPR-0432 | Birchs Village Limited | FS017 | Oppose | Reject submission |
| DPR-0461 | Dunweavin 2020 Ltd | FS022 | Oppose | Reject the submission |
| DPR-0486 | Coleridge Downs Limited | FS017 | Oppose | Disallow |
| DPR-0492 | Kevler Development Ltd | FS744 | Oppose | Reject Submission |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS051 | Oppose | Reject the submission |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | 228 | Oppose | Delete as notified |
| DPR-0157 | Kevin & Bonnie Williams | FS430 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS517 | Support In Part | Accept the submission in part |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|-----------------|--|
| DPR-0298 | Trices Road Re-zoning Group | FS474 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin 2020 Ltd | FS521 | Support In Part | Accept submission in part |
| DPR-0492 | Kevler Development Ltd | FS764 | Support | Accept submission in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS497 | Support In Part | Accept the submission in part. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | 217 | Oppose | Delete as notified |
| DPR-0157 | Kevin & Bonnie Williams | FS762 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS688 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS641 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin 2020 Ltd | FS681 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO |
| DPR-0492 | Kevler Development Ltd | FS296 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | 223 | Oppose | Delete as notified |
| DPR-0157 | Kevin & Bonnie Williams | FS577 | Support In Part | Accept the submission in part |
| DPR-0209 | Manmeet Singh | FS944 | Support In Part | Accept the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS792 | Support In Part | Accept submission in part |
| DPR-0461 | Dunweavin 2020 Ltd | FS824 | Support In Part | Accept the submission in part. Reject the submission seeking removal of the UGO. |
| DPR-0492 | Kevler Development Ltd | FS140 | 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 | FS701 | Support In Part | Accept the submission in part. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | 235 | Oppose | Delete as notified |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|-----------------|--|
| DPR-0414 | Kāinga Ora - Homes & Communities | 121 | Support In Part | Amend as follows: Subdivision and Urban Growth <u>in the Future Urban Zone</u> Activity Status: RDIS 1. Subdivision within the Urban Growth Overlay <u>Future Urban Zone</u> . This rule does not apply to any subdivision under SUB-R15. Matters for discretion: 2. The exercise of discretion in relation to SUB-R27.1. is restricted to the following matters: a. UG-MAT1 Subdivision and Urban Growth <u>Future Urban Zone</u> |
| DPR-0157 | Kevin & Bonnie Williams | FS187 | Oppose In Part | Reject the submission in part |
| DPR-0209 | Manmeet Singh | FS377 | Oppose In Part | Reject the submission in part |
| DPR-0298 | Trices Road Re-zoning Group | FS147 | Oppose In Part | Reject submission |
| DPR-0461 | Dunweavin 2020 Ltd | FS174 | Oppose In Part | Reject submission |
| DPR-0492 | Kevler Development Ltd | FS543 | Oppose In Part | Reject submission points in part |
| DPR-0493 | Gallina Nominees Ltd & Heinz-Wattie Ltd Pension Plan | FS167 | Oppose In Part | Reject the submission points in part. |
| DPR-0565 | Shelley Street Holdings Ltd | FS058 | 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

- 34.3 CRC²²² seeks clarity in the provision's relationship with other Urban Growth Overlay direction. Urban Growth Overlay identifies areas where future urban development is supported by higher order documents, either within the CRPS or SDC Area Plans. Before this land is zoned for urban activity, any rural subdivision activity would trigger the matters outlined in SUB-R27. The matters are to protect the ability for it to be re-zoned urban in the future. SUB-R27 does not provide for urban subdivision within areas identified within the overlay. Therefore, I recommend that this submission point is rejected.
- 34.4 RWRL, IRHL, RIHL, and RIDL²²³ seek the provision is deleted on the basis that specific consenting requirements for subdivision within this overlay is not required. On the basis that the minimum residential density standards apply to the underlying zoning of the land, it is assumed that any urban

²²² DPR-0260.130

²²³ DPR-0358.228, DPR-0363.217, DPR-0374.223, and DPR-0384.235

development within an Urban Growth Overlay will be required to seek a plan change to change the zoning to an urban zoning. This plan change would also need to seek the removal of the urban growth overlay. The concerns raised in the submission point where it is potentially inconsistent with Urban Growth Policies and adding additional consenting requirements for subdivision do not relate to the type of subdivision this provision is managing. Therefore, I recommend that these submission points be rejected.

- 34.5 Kāinga Ora²²⁴ seek the re-naming of the provisions in line with previous submission points relating to changing the Urban Growth Overlay to a Future Urban Zone. As previously addressed in Section 9, changing the provisions to a Future Urban Zone is not supported and therefore I recommend that this submission point is rejected.

Recommendation

- 34.6 I recommend, for the reasons given above, that the Hearings Panel retain the provisions as notified.
- 34.7 It is recommended that the submission and further submission points are either accepted, accepted in part or rejected as shown in **Appendix 1**.

35. Support Urban Growth Overlay

Introduction

- 35.1 This section considers the submission points that support the urban growth overlay on specific sites.

Submissions

- 35.2 There are four submissions points and one further submission points that relate to the Urban Growth Overlay on their specific sites.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|--------------------|--|
| DPR-0125 | BE Faulkner | 005 | Support | Retain Urban Growth Overlay on property, 2A Tawera Lane, SEC 2 SO 491913 Springfield. |
| DPR-0162 | Kerry Millar - Millar's Machinery Limited | 001 | Support In Part | Retain Urban Growth Overlay. |
| DPR-0205 | Lincoln University | 038 | Support | Retain the Urban Growth Overlay at the north west quadrant of the intersection of Ellesmere Junction Road and Springs Road. |
| DPR-0361 | Rupert Jack Wright & Catherine Elizabeth Wright | 002 | Support In Part | Retain Urban Growth Overlay notation on this property (SECT 1 SO 1227) and the associated objectives and policies should the request to rezone the site be unsuccessful. |
| DPR-0032 | Christchurch City Council | FS134 | Oppose | Oppose submission. |

Analysis

²²⁴ DPR-0414.121

- 35.3 BE Faulkner, Millar's Machinery, Lincoln University, and The Wrights²²⁵ seek to retain the overlay. This support is noted and I recommend that these submission points are accepted.

Recommendations and amendments

- 35.4 I recommend, for the reasons given above, that the Hearings Panel retain the provisions as notified.
- 35.5 It is recommended that the submission and further submission points are either accepted, accepted in part or rejected as shown in **Appendix 1**.

36. New Urban Growth Overlay Areas

Introduction

- 36.1 This section considers submission points seeking the urban growth overlay be applied to specific sites.

Submissions

- 36.2 There are 20 submission points and 35 further submission points seeking new overlay areas.

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---|------------------|----------------|--|
| DPR-0203 | M Springer | 001 | Oppose In Part | Include Lot 1 DP 60589 in the area subject to the Urban Growth Strategy. |
| DPR-0206 | Urban Holdings Limited, Suburban Estates Limited & Cairnbrae Developments Limited | 001 | Oppose In Part | Amend the Urban Growth Overlay so as to include all land contained in private Plan Change 68, bounded by Springs Road, Hamptons Road, Shands Road and Trents Road, on the western side of Prebbleton. Refer to original submission for full decision requested, including attachments. |
| DPR-0044 | Xiaojiang Chen | FS001 | Oppose In Part | Apply the same rules to all land within the area bounded by the four roads, including zoning and lot size. |
| DPR-0392 | CSI Property Limited | FS002 | Oppose | Reject |
| DPR-0510 | Greg Tod | FS002 | Oppose | To reject the proposed Plan Change 68. |
| DPR-0599 | David Anthony and Julie-Ann Somerfield | FS001 | Oppose | Disallow the submission in full |
| DPR-0207 | Selwyn District Council | 105 | Oppose In Part | Amend the Urban Growth Overlay to remove Lot 1 DP 494969, Lot 1 DP 16759, and Lot 1 DP 35608 from it. |
| DPR-0207 | Selwyn District Council | 108 | Oppose In Part | Amend the Urban Growth Overlay to include Lot 1 DP 363111. |
| DPR-0212 | Ellesmere Sustainable Agriculture Incorporated | FS048 | Oppose | Disallow in full |
| DPR-0245 | Brendan Herries | 001 | Oppose In Part | Amend the urban growth overlay to define future areas for expansion. |
| DPR-0245 | Brendan Herries | FS001 | Support | Allow the expansion of the Lincoln township south. Support overlay |

²²⁵ DPR-0125.005, DPR-0162.001, DPR-0205.038, and DPR-0361.002

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|----------------------------|--|
| DPR-0282 | David Fletcher | 001 | Oppose In Part | Amend mapping to include an area of land west of Verdeco Park, north of Collins Road, east of Days Road and south of the railway corridor within the urban growth overlay. (refer to submission for map of this land). This site is free of the constraints that impact expansion around Lincoln and Springston. As an alternative, consider rezoning, having regard to the National Policy Statement for Urban Development 2020. |
| DPR-0375 | Waka Kotahi NZ Transport Agency | FS225 | Oppose | <i>Further consideration is given to the submission prior to determining whether an increased density is appropriate.</i> |
| DPR-0365 | Stuart PC Limited | 041 | Oppose | Remove the two identified areas of the Urban Growth Overlay next to the GIZ in Rolleston from the planning maps or ensure that the future activities to be located within the overlay areas are not sensitive to Industrial Activities. |
| DPR-0358 | Rolleston West Residential Limited (RWRL) | FS235 | Support | Adopt. |
| DPR-0363 | Iport Rolleston Holdings Limited (IRHL) | FS235 | Support | Adopt. |
| DPR-0374 | Rolleston Industrial Holdings Limited (RIHL) | FS235 | Support | Adopt. |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS235 | Support | Adopt. |
| DPR-0370 | Fonterra Limited | 003 | Oppose | Delete the Urban Growth Overlay from Lot 2 DP 4512, Lot 8 DP 307576, Lot 9 DP 307576, Lot 10 DP 307576 and Res 1527. |
| DPR-0209 | Manmeet Singh | FS736 | Oppose In Part | <i>Reject submission in part</i> |
| DPR-0405 | Franco Farms Limited | 001 | Oppose In Part | Amend the Urban Growth Overlay to include the following parcels: - Lot 2 DP 830 - Lot 2 DP 436797 |
| DPR-0174 | GM & J Drinnan | FS004 | Support | <i>Allow submission in full</i> |
| DPR-0298 | Trices Road Re-zoning Group | FS351 | Neither Support Nor Oppose | <i>Neither accept nor reject the submission.</i> |
| DPR-0307 | William John & Helen Mary Bishop | FS003 | Support | <i>Allow submission in full</i> |
| DPR-0408 | Urban Estates No. 21 Limited | 001 | Oppose In Part | Amend the Urban Growth Overlay to include the following parcels: - Lot 3 DP 303244 - Lot 2 DP 303244 - Lot 1 DP 54000 - Lot 1 DP 68699 |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|-----------------|---|
| DPR-0174 | GM & J Drinnan | FS006 | Support | Allow submission in full |
| DPR-0298 | Trices Road Re-zoning Group | FS352 | Support In Part | Accept submission in part |
| DPR-0307 | William John & Helen Mary Bishop | FS005 | Support | Allow submission in full |
| DPR-0411 | Hughes Developments Limited | 001 | Oppose In Part | Amend the Urban Growth Overlay so as to include all land contained in private Plan Change 64, generally bounded by Goulds Road, Selwyn Road and Springston Rolleston Road, Rolleston. |
| DPR-0204 | JP Singh | FS001 | Support | Amend the urban growth overlay to include all land contained in private Plan Change 64, generally bounded by Goulds Road, Selwyn Road and Springston-Rolleston Road. |
| DPR-0392 | CSI Property Limited | FS003 | Oppose | Reject |
| DPR-0411 | Hughes Developments Limited | 002 | Oppose In Part | Amend the Urban Growth Overlay so as to include all land contained in private Plan Change 70, generally bounded by Goulds Road, Dunns Crossing Road, and East Maddisons Road, Rolleston. |
| DPR-0392 | CSI Property Limited | FS004 | Oppose | Reject |
| DPR-0411 | Hughes Developments Limited | 007 | Oppose In Part | Amend the Urban Growth Overlay so as to include all land contained in private Plan Change 74, on the eastern side of West Melton and generally bounded by Halkett Road and West Coast Road (SH73), West Melton. |
| DPR-0392 | CSI Property Limited | FS005 | Oppose | Reject |
| DPR-0413 | Blakes Road Kingcraft Group | 002 | Oppose In Part | Amend the Urban Growth Overlay to include the following land: - Lot 1 DP 315351 - Lot 1 DP 361163 - Lot 1 DP 462067 - Lot 2 DP 462067 - Lot 2 DP 407932 - Lot 2 DP 56097 |
| DPR-0032 | Christchurch City Council | FS183 | Oppose | Oppose submission. |
| DPR-0417 | Jenny Fisher, Graham & Racquel Drayton, John & Fiona Kipping, David & Elizabeth Whiten | 002 | Oppose | Amend the Urban Growth Overlay to include Lot 1 DP 81701, Lot 2 DP 81701, Lot 3 DP 81701, Lot 4 DP 81701, Lot 1 DP 52527 and RS 37687. |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|--|------------------|----------------------------|---|
| DPR-0431 | Lance Roper | 002 | Oppose | Amend the Urban Growth Overlay to include the following parcels:- PT RS 6377 - Lot 1 DP 70466 - Lot 2 DP 70466 - Lot 3 DP 70466 - Lot 4 DP 70466 - Lot 5 DP 70466 - Lot 6 DP 70466 - Lot 7 DP 70466 - Lot 2 DP 361975 - Pt RS 2456 - Lot 3 DP 2086 - Pt Lot 4 DP 2086 - Lot 1 DP 361975 - Pt Lot 1 DP 2086 - Pt Lot 2 DP 2086 |
| DPR-0245 | Brendan Herries | FS003 | Support | Allow the expansion of the Lincoln township south. Support overlay |
| DPR-0432 | Birchs Village Limited | 003 | Oppose | Amend to include the land identified in the submission within the Urban Growth Overlay. |
| DPR-0298 | Trices Road Re-zoning Group | FS356 | Neither Support Nor Oppose | Neither accept nor reject the submission. |
| DPR-0446 | Transpower New Zealand Limited | 134 | Neither Support Nor Oppose | Amend the boundary of the Hoskyns Road 'Urban Growth Overlay' to align with the southern extent of the National Grid Yard. |
| DPR-0450 | Lance Roper | 002 | Oppose | Amend the Urban Growth Overlay to include the following parcels: -Lot 1 DP 4864 -Lot 2 DP 455360 |
| DPR-0245 | Brendan Herries | FS006 | Support | Allow the expansion of the Lincoln township south. Support overlay |
| DPR-0384 | Rolleston Industrial Developments Limited (RIDL) | FS304 | Support | Adopt |
| DPR-0519 | Dee-Ann Bolton | FS002 | Oppose | Do not include 185 Collins Road in the Urban Growth Overlay |
| DPR-0528 | Nicole and Ben Schon | FS002 | Oppose | Disallow the submission. Do not include 185 Collins Rd in the Urban Growth Overlay. |
| DPR-0562 | Richard Bolton | FS004 | Oppose | Do not include 185 Collins Road in the Urban Growth Overlay |
| DPR-0589 | Richard George Barratt | FS002 | Oppose | Do not include 185 Collins Road in the Urban Growth Overlay. |
| DPR-0590 | Margaret Elizabeth Barratt | FS002 | Oppose | Do not include 185 Collins Road in the Urban Growth Overlay |

| Submitter ID | Submitter Name | Submission Point | Position | Decision Requested |
|--------------|---------------------------|------------------|-----------------|--|
| DPR-0452 | Matthew Keen | 002 | Support In Part | Include the area identified in Figure 1 of the submission (Days Rd and Collins Road, Lincoln) within the Urban Growth Overlay. |
| DPR-0032 | Christchurch City Council | FS172 | Oppose | Oppose submission. |
| DPR-0205 | Lincoln University | FS008 | Oppose | Disallow the submission |
| DPR-0434 | Lincoln University | FS008 | Oppose | Disallow the submission |

Analysis

- 36.3 The urban growth overlay applies to land that is identified within a Development Plan. The analysis here is not on whether the new urban growth overlay areas has merits but whether it is identified within an approved Development Plan as being potentially suitable for urban development.
- 36.4 M Springer, Urban Holdings Suburban Estates & Cairnbrae, Franco Farms, Urban Estates No 21, Blakes Rd Kingcraft, Fisher Drayton Kipping & Whiten, Roper, Birchs Village, Roper, and Keen²²⁶ seek the overlay apply to their sites. As these sites are outside of any development plan, the land should not be included as it does not fit the criteria outlined in this chapter. Therefore, I recommend that these submission points are rejected.
- 36.5 SDC²²⁷ seeks the removal of the overlay from land proposed to be zoned General Industrial. As the proposed zone is already of urban nature the overlay is not needed. Therefore, I recommend that this submission point is accepted.
- 36.6 SDC²²⁸ seeks to amend the overlay to include an area within Doyleston. This land is already included so an amendment is not necessary. Therefore, I recommend that this submission point is rejected.
- 36.7 Herries, and Fletcher²²⁹ seek an expansion to the Lincoln township boundary. The expansion of the Lincoln township boundary will be considered strategically with a review of the structure plan and the sites general suitability for urban development still requires a technical assessment prior to being identified within the overlay. Therefore, I recommend that this submission point is rejected.
- 36.8 Stuart PC²³⁰ opposes the identification of the Urban Growth Overlay in the Rolleston Industrial area so future activities are not sensitive to industrial activities. The land is identified in the overlay for industrial expansion and is appropriately identified. Any potential impacts of the expansion of the industrial zone will be considered during that plan change process. Therefore, I recommend that this submission point is rejected.
- 36.9 Fonterra²³¹ opposes the identification of the Urban Growth Overlay in northwest Darfield. The Malvern Area Plan identifies the area as a potential future development area for low density

²²⁶ DPR-0203.001, DPR-0206.001, DPR-0405.001, DPR-0408.001, DPR-0413.002, DPR-0417.002, DPR-0431.002, DPR-0432.003, DPR-0450.002, and DPR-0452.002

²²⁷ DPR-0207.105

²²⁸ DPR-0207.108

²²⁹ DPR-0245.001, and DPR-0282.001

²³⁰ DPR-0365.041

²³¹ DPR-0370.003

residential development and also identifies the land to the north of it as an area consented for Fonterra discharge. The consideration of any plan change request for this site would need to consider the impact on surrounding sites, as articulated in the urban growth objective and policy framework. Therefore, I recommend that this submission point is rejected.

36.10 Hughes Developments²³² seeks the inclusion of all land in Plan Change 64 and Plan Change 70 be included. As all the land within Plan Change 64 and 70 is within the Rolleston Structure Plan, the land is already included in the Urban Growth Overlay. Therefore, I recommend that this submission point is rejected.

36.11 Hughes Developments²³³ seeks the inclusion of all land in Plan Change 74. This land is outside of any Development Plan and therefore should not be identified in the Overlay. Therefore, I recommend that this submission point is rejected.

36.12 Transpower²³⁴ seeks the removal of the Overlay within the area identified north of the Rolleston Industrial area as the national grid line runs through it. The Rolleston Structure Plan, adopted in 2009, does not identify any high voltage transpower lines within the urban area at the time. The consideration of any plan change request for this site would need to consider the impact on the national grid, as articulated in the urban growth objective and policy framework. Therefore, I recommend that this submission point is rejected.

Recommendations and amendments

36.13 I recommend, for the reason above, that the Hearings Panel:

- a. Amend the planning maps to remove Lot 1 DP 494969, Lot 1 DP 16759, and Lot 1 DP 35608 from the Urban Growth Overlay.

36.14 The amendments recommended to the planning maps in the PDP is also set out in a consolidated manner in **Appendix 2**.

36.15 It is recommended that the submission and further submission points are accepted, accepted in part, or rejected as shown in **Appendix 1**.

36.16 The scale of change does not require a s32AA evaluation.

37. Conclusion

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

²³² DPR-0411.001, and DPR-0411.002

²³³ DPR-0411.007

²³⁴ DPR-0446.134

Appendix 1: Table of Submission Points

See separate document.

Appendix 2: Recommended amendments

See separate document.

Appendix 3: Harrison Grierson – Greenfield Density Analysis, Technical Rep

See separate document.