

# Proposed Selwyn District Plan



## Section 42A Report

### Part A of Intensification Planning Instrument – Variation 1 to the Proposed District Plan

Report on submissions and further submissions

Rolleston Rezoning Requests

Jocelyn Lewes

19 April 2023

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

Submitter ID	Submitter Names	Abbreviation
V1-0007	Roger and Gwenda Smithies	
V1-0088	Orion New Zealand Limited	Orion
V1-0025	Yoursection Ltd	Yoursection
V1-0080	Christchurch City Council	CCC
V1-0084	Applefields Limited	Applefields
V1-0072	Hill Street Limited	HSL
V1-0085	Survus	
V1-0065	Christchurch International Airport Limited	CIAL
V1-0089	Gould Developments Ltd	
V1-0092	Selwyn District Council	SDC
V1-0093	Brendean Drive Rezoning Group	BDRG
V1-0103	Carter Group Property Limited	CGPL
V1-0111	Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited	Foodstuffs
V1-0053	Four Stars Development and Gould Developments Ltd	Four Stars and Gould
V1-0114	CSI Property Limited and Rolleston West Residential Limited	CSI and RWRL
V1-0116	Hughes Developments Limited	Hughes

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
COVID-19	COVID-19 Recovery (Fast-track Consenting) Act 2020
CRPS	Canterbury Regional Policy Statement 2013
DSI	Detailed Site Investigation
FUDA	Future Urban Development Areas
HASHA	Housing Accords and Special Housing Area Act 2013
hh/ha	households per hectare
IMP	Mahaanui Iwi Management Plan 2013
IPI	Intensification Planning Instrument
ISPP	Intensification Streamlined Planning Process
Planning Standards	National Planning Standards
MDRS	Medium Density Residential Standards
NESCS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
NPS-HPL	National Policy Statement on Highly Productive Land
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
RSP	Rolleston Structure Plan
RRS14	Rural Residential Strategy 2014
UGO	Urban Growth Overlay

## 1. Purpose of report

- 1.1 This report is prepared under s42A of the RMA in relation to Part A of the Intensification Planning Instrument (IPI) – Variation 1 to the PDP and submissions lodged seeking to rezone land in and around Rolleston. 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 Variation 1 provisions without amendment or making amendments to the PDP in response to those submissions.
- 1.2 In preparing this report I have had regard to the [s42A Report on Strategic Directions](#) prepared by Mr Robert Love, including the [Right of Reply Report](#), the [Overview s42A report](#) that addresses the higher order statutory planning and legal context, also prepared by Mr Love; the [s42A report on Urban Growth](#) prepared by Mr Ben Baird, including the [Right of Reply Report](#); and the [Rezoning Framework s42A report](#) also prepared by Mr Baird (updated version dated 1 July 2022). The recommendations are informed by both the technical information provided by the expert peer reviews and evidence statements listed below and contained in **Appendix 3** and the evaluation undertaken by myself as the planning author:
  - 1.2.1 Transport – Flow Transportation Specialists (Flow) – Mr Mat Collins
  - 1.2.2 Urban Design – SDC Urban Design Lead – Ms Gabi Wolfer
  - 1.2.3 Servicing Infrastructure (Three Waters) – Waugh – Mr Hugh Blake-Manson
  - 1.2.4 Geotechnical – Geotech Consulting – Mr Ian McCahon
  - 1.2.5 Soil Contamination – Pattle Delamore Partners Ltd – Mr Rowan Freeman
  - 1.2.6 Economic – Formative Limited – Mr Derek Foy
- 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 Jocelyn Lewes. I am employed by the Council as a Policy Planner. My qualifications include a Bachelor of Commerce (Tourism) from Lincoln University and a Bachelor of Planning from the University of Auckland.
- 2.2 I have over 20 years' experience working as a resource management planner, with this work including various resource management positions in local governments and private companies in New Zealand and Australia since 1995. In my role at the Council, I have processed and reported on private plan change applications and notices of requirements for designations. My role as part of the District Plan Review Team includes consultation, research and reporting and I am the topic lead for the *Residential, Hazardous Substances and Contaminated Land* and *Grasmere, Porters Ski, and Terrace Downs Special Purpose Zones* chapters of the PDP.

- 2.3 I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023 and that I have complied with it when preparing this report.
- 2.4 Having reviewed the submitters and further submitters relevant to this topic I advise there are no conflicts of interest that would impede me from providing independent advice to the Hearing Panel.

### 3. Scope of report and topic overview

- 3.1 This report considers the submissions and further submissions that were received in relation to requests to rezone land in the Rolleston area of Selwyn District, which includes properties within the township itself as well as the surrounding peri-urban area.
- 3.2 Recommendations are made to either retain provisions without amendment, or delete, add to or amend the provisions, including any changes to the Planning Maps. All recommended amendments are shown by way of strikeout and underlining in Appendix 2 to this Report. Footnoted references to a submitter number, submission point and the abbreviation for their title provide the scope for each recommended change. Where no amendments are recommended to a provision, submissions points that sought the retention of the provision without amendment are not footnoted.
- 3.3 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.

### 4. Statutory requirements and planning framework

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

- 4.1 The PDP must be prepared in accordance with the Council's functions under section 31 of the RMA; Part 2 of the RMA; the requirements of sections 74, 75 and 77G, and its obligation to prepare, and have particular regard to (among other things) an evaluation report under sections 32 and 77J of the RMA, any further evaluation required by section 32AA of the RMA. The PDP must give effect to any national policy statement, the New Zealand Coastal Policy Statement, national planning standards and the CRPS and must not be inconsistent with a water conservation order or a relevant regional plan; and any regulations<sup>1</sup>. Regard is also to be given to the extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities and it must take into account the IMP.

#### **National Policy Statement on Urban Development**

- 4.2 The NPS-UD recognises the national significance of urban environments and provides direction on planning for urban environments through establishing well-functioning urban environments. While the 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 considered to explicitly relate to the Greater Christchurch Region, as shown on Map A within Chapter 6 of the CRPS.
- 4.3 In this context, it is recognised that the RMA-EHS applies to geo-spatial areas of Rolleston and Lincoln as they have been defined as having relevant residential zones by way of having a population greater

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<sup>1</sup> Section 74 RMA

than 5,000 people at the 2018 census. Prebbleton has been included as part of the geo-spatial scope of Variation 1 as the RMA-EHS also states that an area predominately urban in character, which the local authority intends to be part of the urban environment, should also be included. When taking into consideration the definition of 'urban environment', and assessing Prebbleton's estimated current population exceeding 5,000 people, its proximity to the housing and labour market of Christchurch City, and its location along key transport routes, it was determined that Prebbleton meets this definition and should be included as part of Variation 1.

### **National Policy Statement on Highly Productive Land**

- 4.4 The NPS-HPL came into force on 17 October 2022 to provide national direction on how highly productive land is to be protected from inappropriate subdivision and development. It has immediate legal effect and applies to land identified as LUC Class 1, 2 or 3, as mapped by the New Zealand Land Resource Inventory (or any more detailed mapping that uses the LUC classification). This applies until maps are prepared by the regional council under Clause 3.5(1). The NPS-HPL is specifically relevant to 'urban rezoning', which it defines as a change from a GRUZ to an 'urban zone' that is inclusive of the GRZ and LLRZ<sup>2</sup>. Clause 3.5(7) identifies that the NPS-HPL applies to all GRUZ land that has a LUC Class 1, 2 and 3 and is not subject to an UGO in the PDP or subject to a Council initiated, or adopted, plan change to rezone the land from GRUZ to urban or rural lifestyle.
- 4.5 The NPS-HPL objective requires that highly productive land is protected for use in land-based primary production. This outcome is supported by policies that recognise highly productive land as a finite resource that needs to be managed in an integrated way (Policy 2). The urban rezoning of highly productive land (Policy 5), its use for rural lifestyle living<sup>3</sup> (Policy 6) and subdivision (Policy 7) are required to be avoided except as provided in the NPS-HPL.
- 4.6 NPS-HPL Part 3 Clause 3.6 requires that Tier 1 and 2 territorial authorities only allow the urban rezoning<sup>4</sup> of highly productive land where it is required to meet housing demand (under the NPS-UD), and there are no other reasonably practicable or feasible options to achieve a well-functioning urban environment, and the benefits outweigh the costs associated with the loss of highly productive land. Clause 3.7 requires territorial authorities to avoid the rezoning of highly productive land as rural lifestyle, except where the exemptions in Clause 3.10 are satisfied.

### **Planning Context**

- 4.7 As set out in the ['Overview' Section 32 Report](#), ['Overview' s42a Report](#), and the [Urban Growth Section 32 Report](#), there are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of the PDP. The planning documents that are of most relevance to the submission points addressed in this report are discussed in more detail within the [Rezoning Framework Report](#) and, as such, are not repeated within this report. As set out in Mr. Baird's report<sup>5</sup>, the purpose of the Rezoning Framework Report is to provide the Hearing Panel with a summary and analysis of the higher order statutory and planning framework

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<sup>2</sup> NPS-HPL – Part 1: Preliminary provisions, 1.3 Interpretation - 'Urban rezoning'

<sup>3</sup> Refer to the Rural Lifestyle Zone (RLZ) in the National Planning Standards 2019, 8. Zone Framework Standard, Table 13 Pg.37

<sup>4</sup> NPS-HPL – 1.3 Interpretation, Urban rezoning means changing from the general rural or rural production zone to an urban zone.

<sup>5</sup> [Rezoning Framework Report](#), paragraph 1.1

relevant to the consideration of rezoning requests and to provide a platform for subsequent section 42A reporting officers to use in their assessment of specific rezoning request submission points. I have had regard to Mr. Baird's assessment and, unless otherwise stated, I agree with his assessment.

## 5. Procedural matters

### **Submissions**

#### ***Withdrawn Submissions***

- 5.1 The submission V1-0102 (CSI Property Limited) has been withdrawn in its entirety and has not been considered in this report.
- 5.2 The submission point V1-0114.001 (CSI and RWRL) has been withdrawn and has not been considered in this report.

#### ***Amended Submissions***

- 5.3 The submission point V1-0114.02 (CSI and RWRL) has been amended, such that this now only relates to the LLRZ land to the west of Dunns Crossing Road bounded by Burnham School Road, Brookside Road, and Dunns Crossing Road.

#### ***Points incorrectly summarised***

- 5.4 The submission point V1-0103.002 (CGPL) was incorrectly recorded. The submitter did not make this submission point and, as such, it has not been considered in this report.

### **Pre-hearing Matters**

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

## 6. Consideration of submissions

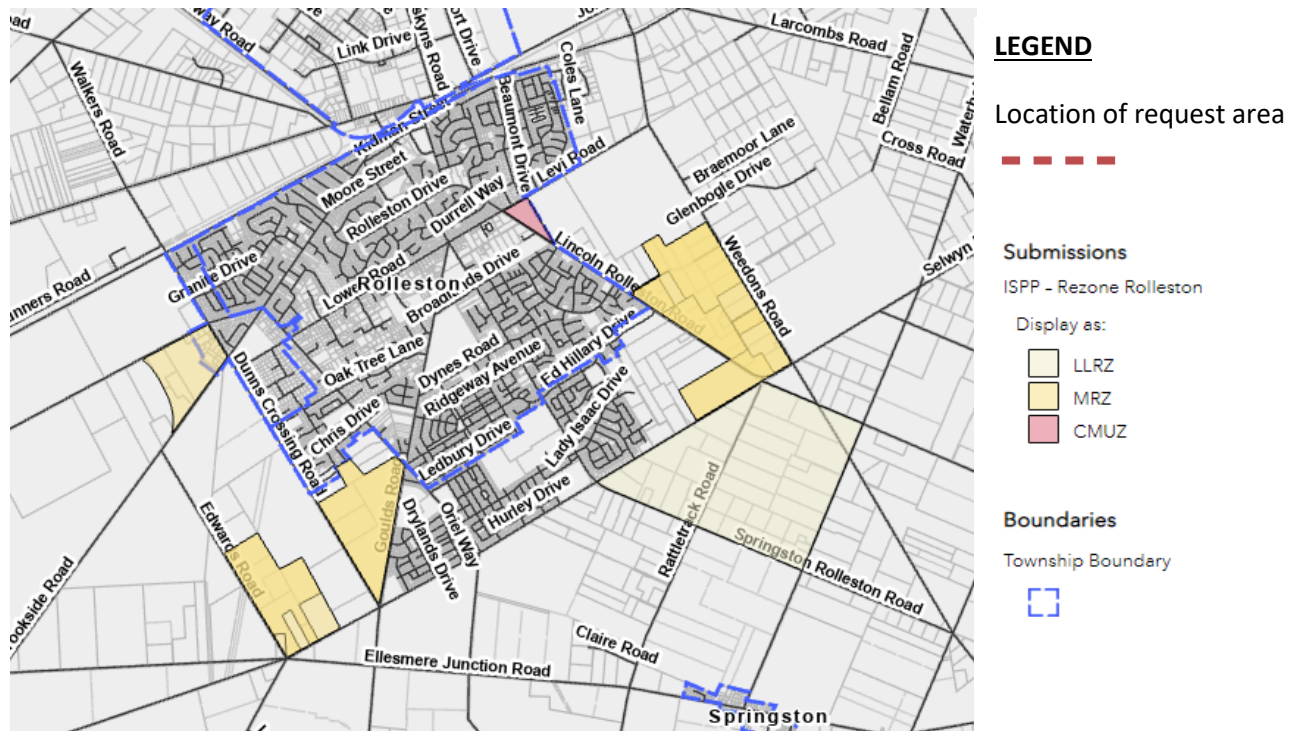
### **Matters addressed in this report**

- 6.1 This report considers submissions that were received on Variation 1 to the PDP seeking rezoning of land around Rolleston to MRZ. Provisions relating to subdivision and land use activities have been dealt with in separate s42A reports considered in earlier hearings in respect of Variation 1. As such, the scope of this report is limited to the geographic extent and appropriateness of rezoning land as sought through submissions. Should new provisions be required to support the requested rezonings, these are also dealt within this report, rather than the separate section 42A reports for those chapters.
- 6.2 As submissions are geographically based, they have been addressed by submitter rather than by topic.
- 6.3 In each case, the assessment of submissions generally follows the following format: Submission Information; Analysis, including an assessment against the relevant framework where appropriate; and Recommendation and Amendments. Where an amendment is recommended, the applicable s32AA assessment will follow on from the Recommendations section for that issue.



### Overview of submissions

- 6.4 A total of 22 submission points and 33 further submission points were received in relation to rezoning requests in 10 locations in and around Rolleston, as shown below.



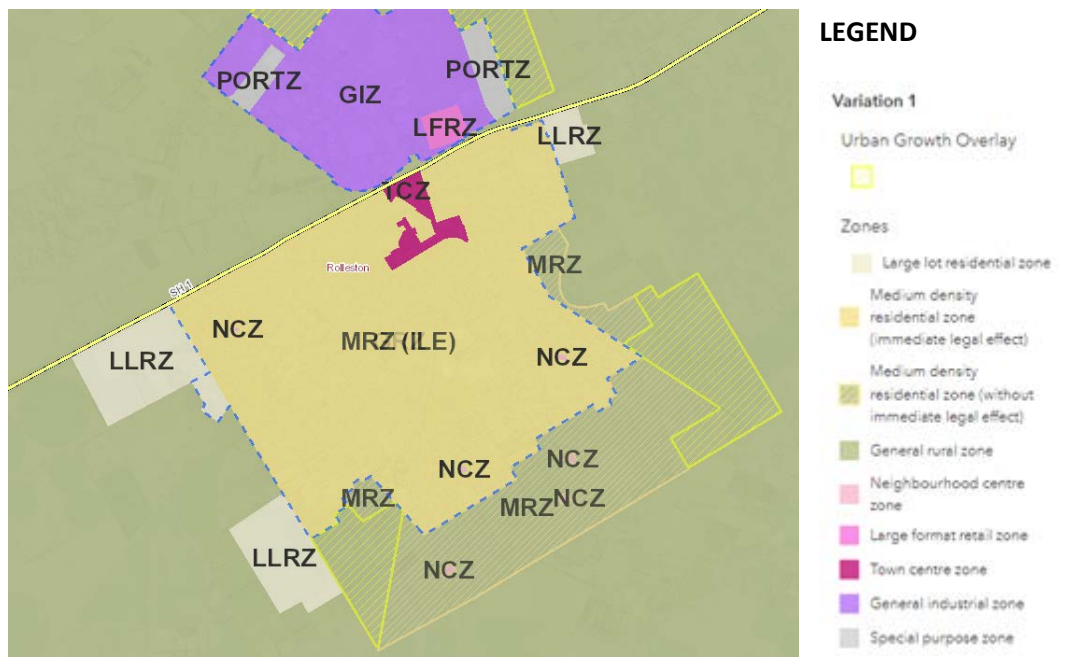
**Figure 6-1 Location of submissions seeking rezoning in Rolleston.** Source SDC GIS Layer

## 7. Rolleston Context

- 7.1 The existing township boundaries of Rolleston are denoted by blue dashed lines on the PDP map below. On the northern side of the State Highway are GIZ, PORTZ and LFRZ zones. and consist of MRZ, introduced through Variation 1 as the zone to give effect to the requirements of the RMA-EHS to incorporate the MDRS within the relevant residential zones, NCZ, TCZ, as well as Three discrete LLRZ areas sit outside but adjoin the township boundaries to the north-east and south-west, with part of the western LLRZ land fronting Burnham School and Dunns Crossing Roads also being within the township boundaries. The township is otherwise surrounded by GRUZ land. Rolleston has an estimated 2022 population of 20,618 (7,067 households).<sup>6</sup>

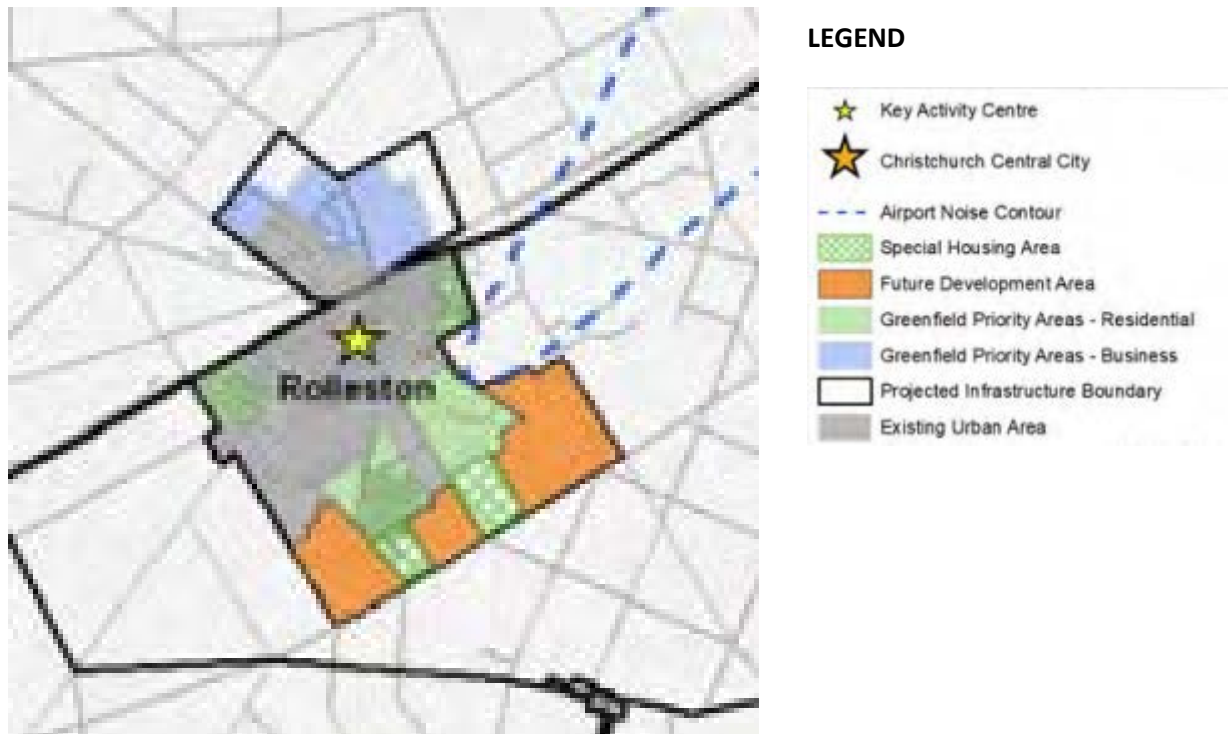
<sup>6</sup> [SDC Growth-and-Demand-Doc\\_FINAL.PDF \(selwyn.govt.nz\)](#)





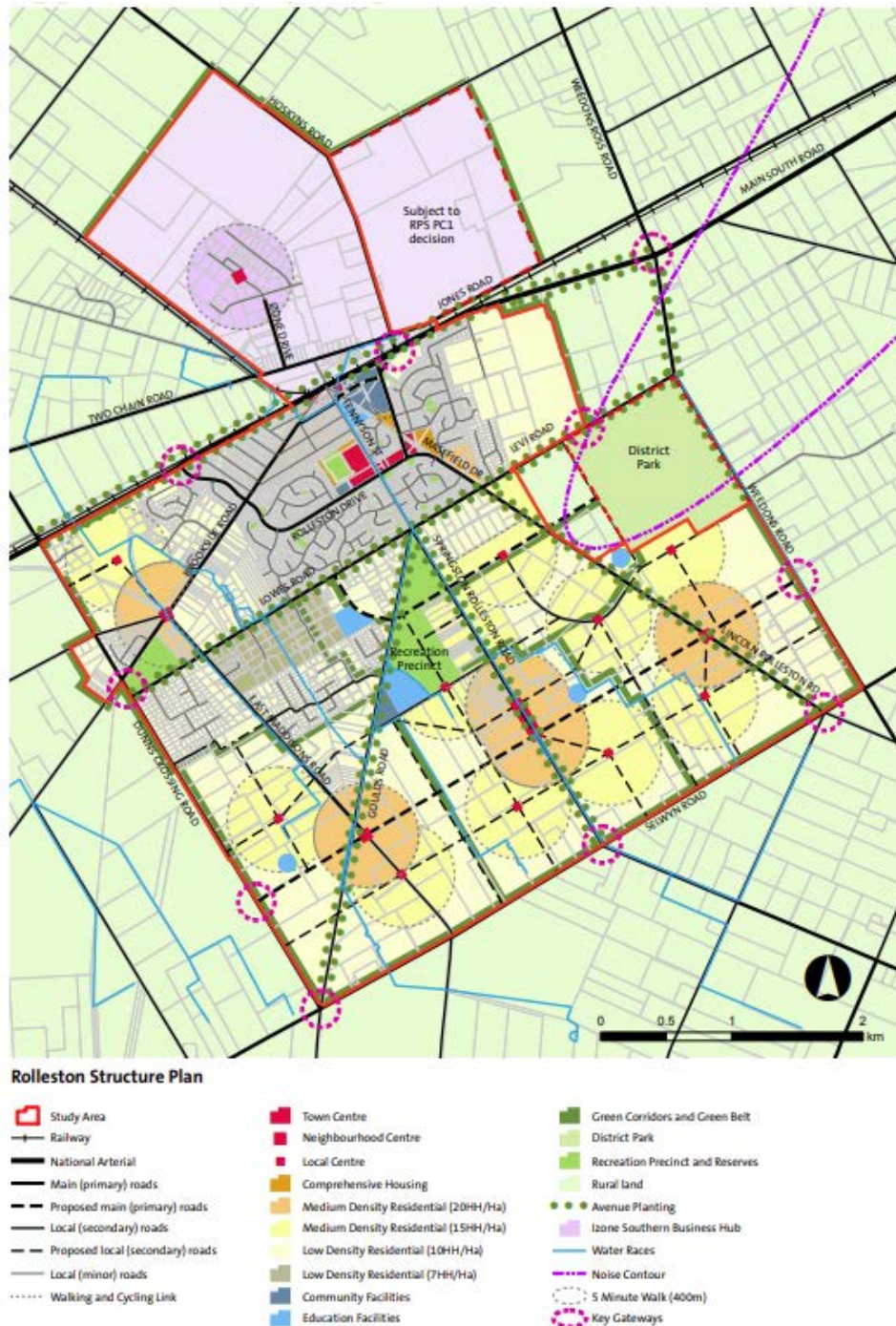
**Figure 7-1 Zoning in Rolleston, as proposed by Variation 1. Source PDP Maps**

- 7.2 The MRZ was introduced through Variation 1 as the zone to give effect to the requirements of the RMA-EHS to incorporate the MDRS within the relevant residential zones. This zone encompasses:
- All the residential areas in Rolleston that were proposed to be zoned GRZ in the PDP;
  - Land covered by Council-approved private plan changes to the Operative District Plan, being PC71, PC75, PC76 and PC78.
  - The HASHA and COVID-19 areas in Rolleston; and
  - 47 ha of rural land (on six different sites) within the FUDA that are in-between existing residential and private plan change areas in Rolleston.
- 7.3 The PDP Maps identify where the MRZ has immediate legal effect (MRZ(ILE)) as of 20 August 2022, and the areas where MRZ is subject to Variation 1 whereby Council must notify a decision by 20 August 2023.
- 7.4 The CRPS Map A shows the Greenfield Priority Areas - Residential (green) and the Future Development Area (orange) in relation to Rolleston, contained within a Projected Infrastructure Boundary (solid black line). The 50 dB Airport Noise Contour (blue dashed line) currently extends over GRUZ land to the east adjacent to the Greenfield Priority and Future Development Areas.



**Figure 7-2 Extract of Map A from CRPS. Source CRPS**

- 7.5 The RSP is a high-level plan which provides a strategic framework and vision to guide development through to 2075. The Structure Plan Area was determined when the proposed Metropolitan Urban Limit (MUL) for Rolleston was established and adopted by Council in 2008 and included in the CRPS. The area is broader than the proposed township boundaries in the PDP and includes a 100-hectare area of land at the intersection of Weedons Road and Levi Road identified for a potential District Park. This land falls outside the MUL and is largely under the Airport noise contour.



**Figure 7-3 Overall Structure Plan for Rolleston.** Source RSP, SDC

- 7.6 Selwyn 2031 is a District Development Strategy which was developed to provide an overarching strategic framework for achieving sustainable growth across the district to 2031. Selwyn 2031 identified the need to rezone land in Rolleston (and Lincoln) to a new mixed density zone to accommodate 8,800 households and to amend the district plan to provide ODP's and zoning provisions for identified greenfield priority areas.

## 8. Eastern side of Rolleston

### **Introduction**

- 8.1 This section responds to those submission points seeking rezoning of land on the eastern side of Rolleston.

### V1-0025 Yoursection

### **Submissions**

- 8.2 Two submission points and four further submission points were received in relation to this rezoning request.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
V1-0025	Yoursection	001	Oppose	Amend the planning maps to rezone the following properties from GRUZ to MRZ on Lincoln Rolleston Road, Rolleston: - Lots 1-3 DP 427521 - Lot 9 DP 47839 - Lot 1 DP 514579 - Lots 10 and 14-15 DP 47839
V1-0080	CCC	FS007	Oppose	Reject the submission
V1-0084	Applefields	FS001	Support In Part	As per relief set out in reasons for support in part
V1-0088	Orion	FS013	Oppose In Part	Should land be rezoned as a result of any submission on Variation 1 to the proposed District Plan, that the corridor protection provisions sought in earlier Orion submissions and/or as amended in hearing evidence are applied to the rezoned land where that land intersects with the SEDLs.
V1-0025	Yoursection	002	Support	Insert a new development area, with associated outline development plan and narrative, to guide development of the properties at 148-178 Lincoln Rolleston Road, Rolleston.
V1-0084	Applefields	FS002	Support In Part	As per relief set out in reasons for support in part

### **Analysis**

- 8.3 Yoursection<sup>7</sup> seeks the rezoning of five sites located to the southeast of Rolleston from GRUZ to MRZ. The sites comprise an area of approximately 24 hectares, located to the east of Lincoln-Rolleston Road. Land to the north of this area is subject to a request from BDRG (V1-0093) to rezone to MRZ, while land to the south is subject to a similar request from Applefields (V1-0084). To the west of the area is the existing Rolleston township, including the recently constructed and progressively developing residential subdivisions, along with land that has recently been rezoned in respect of the Operative District Plan, and subsequently included in Variation 1 and referred to as DEV-RO10 and DEV-RO11.

<sup>7</sup> V1-0025.001 and 002 Yoursection



- 8.4 The submission indicates that the rezoning would seek to achieve a minimum density of 12 hh/ha, which they consider is appropriate to provide choice, help address declining housing affordability, and enable persons and the community to provide for their health and wellbeing, while avoiding, remedying or mitigating potential adverse effects and being an efficient use of the physical land resource. The submitter does note that there are no constraints on achieving a higher density of 15 hh/ha if required.
- 8.5 The purpose of the requested rezoning is to provide for an extension of the urban residential area of Rolleston to provide for medium density residential development within part of the UGO in southeast Rolleston. In doing so, the rezoning would enable the provision of additional housing capacity within Rolleston township and the progression of a Collector Road as anticipated in the Christchurch Rolleston and Environs Transportation Study (CRETS), being an extension of Ed Hillary Drive.



**Figure 8-1 Location of Request Area with zoning as notified in Variation 1. Source PDP.**

- 8.6 Other than a change to the planning maps and the insertion of an ODP, and accompanying narrative, into the Plan as a new development area, no other changes are proposed to the PDP.



**Figure 8-2 Outline Development Plan.** Source V1-0025

8.7 The area is identified as LUC Class 2, however as it is subject to an UGO in the PDP, I consider that it is exempt from the application of the NPS-HPL under clause 3.5.7(b)(i).

8.8 The following peer reviews of the submitter's evidence have been commissioned to inform the evaluation of the appropriateness of the rezoning request against the Greenfield Framework below and any recommendations that are considered necessary to accept the relief being sought (refer to **Appendix 3**):

- Infrastructure report (2022) prepared by Site Solutions; peer reviewed by Waugh Infrastructure Management Limited (Hugh Blake-Mason).
- Geotechnical assessments (2022) prepared by Miyamoto International NZ Ltd; peer reviewed by Geotech Consulting.
- Preliminary site investigations (2022) prepared by Momentum Environmental Ltd; peer reviewed by Pattle Delamore Partners.
- Integrated Transport Assessment (2022) prepared by Stantec; peer reviewed by Flow Transportation Specialists.
- Urban Design Statement (2022) prepared by a+urban Ltd; peer reviewed by SDC Urban Design Lead.
- Economic assessment (2022) prepared by Insight Economics, prepared in conjunction with the submission from Applefields (V1-0084); ; peer reviewed by Formative Ltd.

- 8.9 The submitter has also provided a versatile soil assessment prepared by Reeftide Environmental & Projects. This has not been peer reviewed as, while the area is identified as LUC Class 2, it is subject to an UGO in the PDP. As such, I consider that it is exempt from the application of the NPS-HPL under clause 3.5.7(b)(i).
- 8.10 The Re-zoning Framework Report identifies that requests that are within the UGO are to be assessed against the greenfield framework. This framework reflects the objectives and policies, as altered by s42A Urban Growth recommendations, within the Urban Growth Chapter and the outcomes sought by overarching strategic planning documents.

### ***Greenfield Framework***

Criteria	Assessment
<b>Does it maintain a consolidated and compact urban form?</b>	Although located on the periphery of the township, it is located within the UGO. I therefore consider that it does contribute to the consolidated and compact urban form of Rolleston, as expressed in the RSP.
<b>Does it support the township network?</b>	I agree with the submitter that the form and scale of the proposal is consistent with the District's township network and supports the anticipated growth of Rolleston as the principal township within the District.
<b>If within the Urban Growth Overlay, is it consistent with the goals and outline development plan?</b>	The area is within the UGO for Rolleston and its development for residential purposes is consistent with the RSP.
<b>Does not effect the safe, efficient, and effective functioning of the strategic transport network?</b>	<p>The submitters evidence has indicated that the additional traffic that could be generated by development of the area would be able to be accommodated on the wider road network including planned intersection upgrades. The ODP allows for the continuation of the CRETS collector road (Ed Hillary Drive) towards Weedons Road as well as the continuation of Lady Isaac Drive (a primary road through DEV-RO11), both of which the submitter identifies as important routes for the overall connectivity of Rolleston, having been identified since 2006-2008 as part of a future road network. The ODP also indicates that connectivity for pedestrians and cyclists is to be provided throughout the area, and to Lincoln Rolleston Road in several locations.</p> <p>The Flow peer review confirms that the transport network proposed in the ODP generally aligns with adjacent developments and is consistent with the RSP, and supports the formation of the northern and southern intersections as roundabouts.</p> <p>The peer review notes that the submitter evidence assumes that the Lincoln Rolleston Road/Selwyn Road intersection has been upgraded to a roundabout, which it has not, but does not include an analysis of the impact on this intersection should development proceed prior to any upgrade. As such, the peer review recommends that, should the rezoning be supported, a planning</p>



Criteria	Assessment
	<p>mechanism should be employed to delay development until such time as improvements to this, and other intersections, are undertaken by Council (which may include a developer agreement). This includes the upgrades of the:</p> <ul style="list-style-type: none"> <li>• Selwyn Road/Lincoln Rolleston Road intersection to a roundabout, which is currently programmed in the LTP for 2028/2029;</li> <li>• Selwyn Road/Weedons Road intersection to a roundabout, which is currently programmed in the LTP for 2027/2028; and</li> <li>• Lowes Road/Levi Drive/Masefield intersection to traffic signals, which is currently programmed in the LTP for 2025/2026.</li> </ul> <p>It is considered that these upgrades are necessary to ensure that the existing intersections can operate safely and efficiently with the addition of traffic generated by urban zoned but as yet undeveloped land within Rolleston.</p> <p>The peer review also recommends that the ODP, and accompanying narrative, be amended to:</p> <ul style="list-style-type: none"> <li>• indicate that the northern and southern intersections with Lincoln Rolleston Road are to be roundabouts;</li> <li>• state that a shared use path is required along the full length of the Lincoln Rolleston Road frontage; and</li> <li>• ensure that the northern east/west road is aligned such that it connects with Ed Hillary Drive.</li> </ul> <p>I accept Mr Collins' advice and consider that, to support the proposed rezoning, amendments are required to the ODP as set out above, and that it is appropriate that a mechanism be include the PDP that would ensure that the necessary network improvements are in place to support the safe and efficient functioning of the strategic transport network.</p> <p>I also record that the urban design peer review recommends that the secondary, north-south internal spine road should be amended to indicate that this is a primary road, and that additional pedestrian/cycle connections are required to Lincoln Rolleston Road and to the east of the area, to improve connectivity to adjacent, future, areas.</p>
<p><b>Does not foreclose opportunity of planned strategic transport requirements?</b></p>	<p>I consider that the proposed rezoning will not foreclose the planned strategic transport requirements so long as it provides for the incorporation of roundabouts to the northern and southern intersections, with Ed Hillary Drive and Lady Isaac Drive respectively, thereby allowing for the continuation of these important routes for the overall connectivity of Rolleston.</p>
<p><b>Is not completely located in an identified High Hazard Area, ONL, VAL, SNA or SASM?</b></p>	<p>I agree with the submitter that none of these considerations are relevant to this area.</p>

Criteria	Assessment
<b>Does not locate noise sensitive activities within the 50 dB Ldn Air Noise Contours</b>	The submission area is outside both the 50 db Ldn Air Noise Contour included in the PDP and the updated noise contour requested by CIAL in their Variation 1 submission. <sup>8</sup>
<b>The loss of highly productive land</b>	The area is identified as comprising of LUC Class 2 versatile soils, but the potential rezoning is not subject to the NPS-HPL by virtue of the area being subject to the PDP UGO.
<b>Achieves the built form and amenity values of the zone sought</b>	As the submission does not seek to amend the built form and amenity values of the MRZ, I agree with the conclusions of the urban design peer review that the proposed rezoning will contribute to the residential character anticipated with the MRZ.
<b>Protects any heritage site and setting, and notable tree within the re-zoning area</b>	I agree with the submitter that neither of these considerations are relevant to this area.
<b>Preserves the rural amenity at the interface through landscape, density, or other development controls</b>	I agree with the submitter, and the urban design peer review, that as all adjoining areas are within the UGO, no interface or development controls are necessary as any effects will only be temporary and will reduce over time as these areas develop.
<b>Does not significantly impact existing or anticipated adjoining rural, dairy processing, industrial, inland port, or knowledge zones</b>	The area is not located within close proximity to dairy processing, industrial, inland port, or knowledge zones. While land to the east is currently zoned GRUZ, as discussed above, I do not consider that there is a need for any mitigation measures to reduce reverse sensitivity effects between the two zones, as any effects will only be temporary.
<b>Does not significantly impact the operation of important infrastructure, including strategic transport network</b>	While the rezoning of the area would increase demand on the Pines WWTP, I consider that the impact of this has been considered in the LTP, as discussed below.  I consider that the Flow peer review has highlighted that development ahead of planned intersection upgrades could impact on the strategic transport network, however I consider that the inclusion of a mechanism within the PDP can manage this.
<b>How it aligns with existing or planned infrastructure, including public transport services, and connecting with water, wastewater, and stormwater networks where available</b>	The submitter's infrastructure evidence considers that there are no constraints in relation to infrastructure that would impede the development of residential allotments to the density of the residential zone.  The Waugh peer review acknowledges that, while additional capacity within the network to fully service the proposed area is not yet available, various infrastructure upgrades to provide additional network capacity is being advanced through the Council's LTP process. This review also confirms that the land conditions mean that there are viable options to manage on-site stormwater.

<sup>8</sup> V1-0065.003 CIAL

Criteria	Assessment
<b>Ensuring waste collection and disposal services are available or planned</b>	As solid waste collection services currently operate in Rolleston, I agree with the submitter that no issues are anticipated with the future servicing of this area.
<b>Creates and maintains connectivity through the zoned land, including access to parks, commercial areas, and community services</b>	The urban design peer review has concluded that the area has a high level of connectivity with both the Rolleston township and the wider district, and that the area is well-designed in terms of providing roading access to community services, with a lower level of accessibility for non-motorised transport modes, due to distance to these facilities. However, the peer review seeks amendments to the ODP to incorporate additional pedestrian/cycle connections to Lincoln Rolleston Road and to the east of the area, to improve connectivity to adjacent, future, areas.
<b>Promotes walking, cycling and public transport access</b>	I agree with the urban design peer review that pedestrian and cycling opportunities are provided within the area which will connect to the wider cycling and walking network within adjacent neighbourhoods, and the provision of additional connections identified will serve to improve this connectivity.  I also agree with the urban design review that, while the area is not presently connected to a public transport network, density increases within this area of Rolleston could warrant a review of this provision in the future, noting that the provision of bus services is not provided by SDC.
<b>The density proposed is 15hh/ha or the request outlines the constraints that require 12hh/ha</b>	While a minimum density of 12hh/ha is proposed, the submitter has confirmed that there are no constraints to achieving a density of 15 hh/ha.
<b>The request proposes a range of housing types, sizes and densities that respond to the demographic changes and social and affordable needs of the district</b>	Economic evidence has been provided to indicate that the proposed rezoning will help address constraints in the residential land supply markets, increase supply and competition, and help address housing affordability within the Selwyn District and Greater Christchurch.  I agree with the submitter that, while the proposal does not specify a level of detail sufficient to confirm the range of housing and site typologies available, the proposed zoning does not prevent a range of sites and typologies being achieved, to respond to a range of demographic needs.
<b>An ODP is prepared</b>	The submitter's planning evidence includes an ODP with accompanying narrative to coordinate the development of the area. Should the rezoning be supported, I consider that amendments are required to both the plan and the narrative to give effect to the recommendations of both the transport and urban design peer reviews, as discussed above.  I also recommend that this area be included in the proposed SUB-REQ13, such that development is delayed until such time as roading

Criteria	Assessment
	upgrades occur, pursuant to the recommendations of the Flow peer review.

- 8.11 The Geotech Consulting peer review concluded that the number of tests more than fulfils the MBIE recommended number for an area of this size and is sufficient to demonstrate that the proposed residential land is geotechnically suitable for development. The peer review did note that the higher structures possible within the MRZ may impose greater loading on the soils than for normal housing, but the shallow gravel can easily support shallow foundations to such buildings. I accept Mr McCahon's advice and consider that geotechnical issues are adequately addressed.
- 8.12 The Pattle Delamore Partners peer review of the preliminary site investigation assessment prepared by Momentum Environmental Ltd considers that there are no known contaminated land issues that would preclude the rezoning of the area as proposed and that the requirement for any future DSI work can be fulfilled as part of regulatory planning processes under the NESCS. I accept Mr Freeman's advice and consider that site contamination issues have been adequately addressed.
- 8.13 The Formative peer review of the economic assessment concurs with the conclusion of the assessment prepared by Insight Economics and considers that the requested rezoning represents additional residential capacity that will contribute to enabling future adequate supply of residential land in Rolleston and Selwyn; that there will be a range of economic benefits of the requested zone change; and there are no material economic costs of the requested zone change. I accept Mr Foy's advice and consider that the economic matters have been adequately addressed.
- 8.14 Overall, I recommend the Yoursection submission points are accepted for the following reasons:
- 8.14.1 I consider that the proposed rezoning is an appropriate way to achieve the Urban Growth provisions of the PDP, both as notified and as recommended to be amended by the Urban Growth s42A reporting officer, including UG-O1, UG-O2, UG-P1, UG-P2, and UG-P7 – P13.
  - 8.14.2 I consider that the rezoning request is exempt from the NPS-HPL as the land has been identified for 'future urban development' under Clause 3.5(7)(b)(i).
  - 8.14.3 The rezoning enables the growth of the Rolleston township in a manner consistent with the RSP.
  - 8.14.4 It has been demonstrated that the area can be effectively serviced and that the effects on the local transport network can be managed, having regard to planned infrastructure upgrades by the Council.
  - 8.14.5 Other effects, including geotechnical risk, potential contamination issues, reverse sensitivity and amenity/character have been assessed and I agree with the submitter's conclusion that the effects will be minor.

***Recommendations and amendments***

8.15 I recommend, for the reasons given above, that the Hearings Panel, as set out in Appendix 2:

- a) Amend the Planning Maps to rezone Lots 1-3 DP 427521, Lot 9 DP 47839, Lot 1 DP 514579, and Lots 10 and 14-15 DP 47839, as shown in Figure 8.1 from GRUZ to MRZ;
- b) Remove the Urban Growth overlay and the Rural Density overlay from Lots 1-3 DP 427521, Lot 9 DP 47839, Lot 1 DP 514579, and Lots 10 and 14-15 DP 47839;
- c) Insert a new Development Area (DEV-ROA), as shown in Figure 8.2, including provisions proposed by the submitter and as set out in Appendix 2, subject to:
  - i. Amending the ODP, and accompanying narrative, to:
    - amend the minimum density from 12hh/ha to 15hh/ha;
    - indicate that the northern and southern intersections with Lincoln Rolleston Road are to be roundabouts;
    - indicate that a shared use path is required along the full length of the Lincoln Rolleston Road frontage;
    - ensure that the northern east/west road is aligned such that it connects with Ed Hillary Drive and that the southern east/west road is aligned with Lady Isaacs Drive;
    - change the secondary north-south internal spine road to a primary classification, reflecting the wider connectivity function of this road;
    - include a fourth pedestrian/cycle connection along Lincoln Rolleston Road; and
    - Include a pedestrian/cycle connection along the eastern boundary.
  - d) Add a new rule requirement to delay development of the area until Council undertakes the following intersection improvements:
    - i. Selwyn Road/Lincoln Rolleston Road intersection is upgraded to a roundabout, which is currently programmed in the LTP for 2028/2029;
    - ii. Selwyn Road/Weedons Road intersection is upgraded to a roundabout, which is currently programmed in the LTP for 2027/2028; and
    - iii. Lowes Road/Levi Drive/Masefield intersection is upgraded to traffic signals, which is currently programmed in the LTP for 2025/2026.

8.16 I recommend that original submission points and further submission points are either accepted or rejected as shown in **Appendix 1**.

8.17 The planning evidence of Yoursection is accompanied by a robust s32AA evaluation that concludes that the proposed rezoning to residential is the most appropriate way to achieve the objectives of the PDP and give effect to higher order planning documents. The assessment identifies that there is a clear policy framework to support the growth of Rolleston. I consider that the proposed MRZ will

result in an efficient use of land, support community and commercial centres, and maximise use of active transport networks.

- 8.18 I record that the s32AA does not consider the option of intensification elsewhere within the township however, as urban growth within this area is identified by higher order documents, I do not consider that this is a shortcoming of the assessment.
- 8.19 Having reviewed this assessment in the context of the outcomes sought by strategic planning documents, I agree with these conclusions within the submitter's s32AA evaluation and adopt it for the purpose of this assessment.

#### V1-0084 Applefields

##### **Submissions**

- 8.20 Four submission points and three further submission points were received in relation to this rezoning request.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
V1-0084	Applefields	001	Oppose	Amend the planning maps to rezone the following properties from GRUZ to MRZ on Weedons Road, Rolleston: - Lot 7 DP 47839 - Lot 2 DP 514579
V1-0025	Yoursection	FS003	Support	Adopt
V1-0088	Orion	FS031	Oppose In Part	Should land be rezoned as a result of any submission on Variation 1 to the proposed District Plan, that the corridor protection provisions sought in earlier Orion submissions and/or as amended in hearing evidence are applied to the rezoned land where that land intersects with the SEDLs.
V1-0084	Applefields	002	Oppose	Insert a new development area, with associated outline development plan and narrative, to guide development on Weedons Road, Rolleston.
V1-0025	Yoursection	FS006	Support In Part	Adopt, subject to the ODP remaining consistent with the Yoursection ODP.
V1-0084	Applefields	003	Oppose	Delete the [Rural Density] overlay from the following properties in Rolleston: - Lot 7 DP 47839 - Lot 2 DP 514579
V1-0084	Applefields	004	Oppose	Delete the [Urban Growth] overlay from the following properties in Rolleston: - Lot 7 DP 47839 - Lot 2 DP 514579

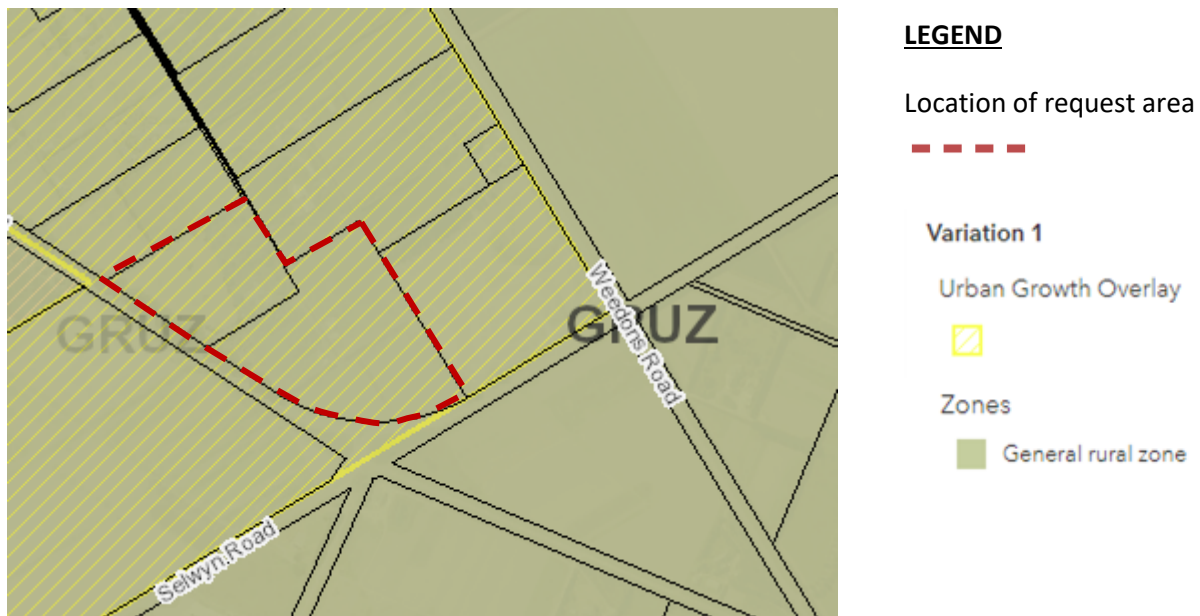
##### **Analysis**

- 8.21 Applefields<sup>9</sup> seek the rezoning of two sites located to the southeast of Rolleston from GRUZ to MRZ. The two sites comprise an area of approximately 6 hectares, situated on a prominent corner identified as a key gateway in the RSP. While the area has frontage onto Lincoln Rolleston Road and

<sup>9</sup> V1-0084.001, 002, 003 and 004 Applefields

Selwyn Road, both are currently accessed via Weedons Road, via rights of way over intervening land. Land to the north of this area is subject to a request from Yoursection (V1-0025) to rezone to MRZ. The submitter indicated that the area could accommodate up to 90 residential sites.

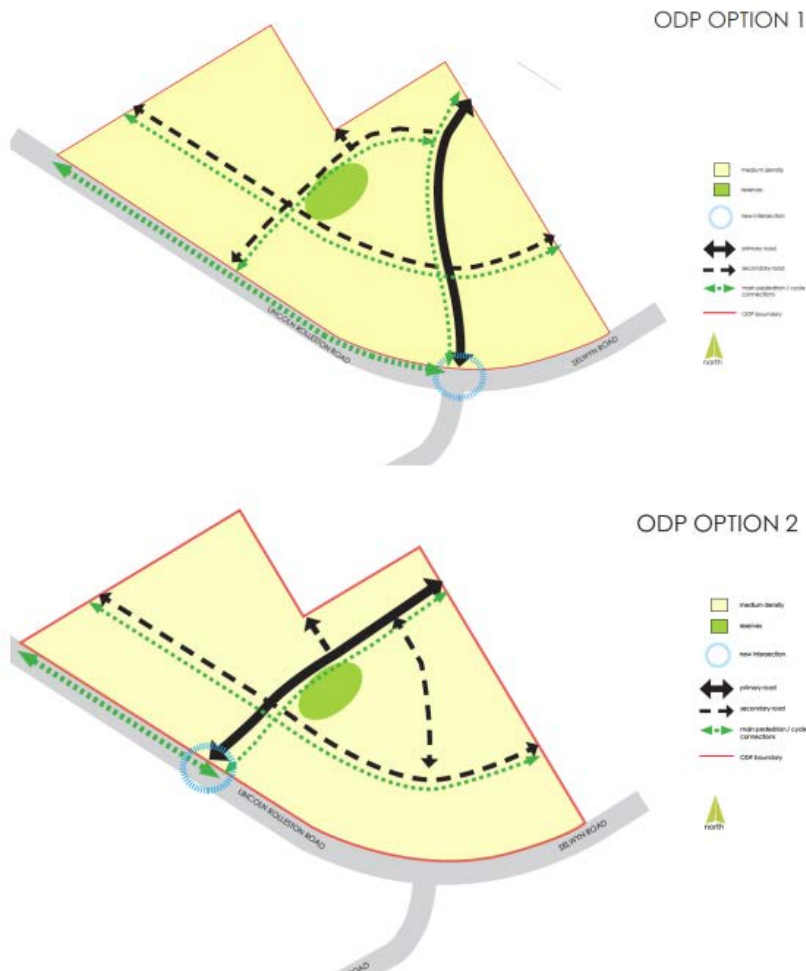
- 8.22 The submitter considers that rezoning of this area is consistent with, and gives effect to, the RMA, the NPS-UD and the CRPS and is the most appropriate way to achieve the objectives of the PDP, as amended by V1. As the land has been identified as a FDA, the submitter considers that it is suitable for urban development.



**Figure 8-3 Location of Request Area with zoning as notified in Variation 1. Source PDP.**

- 8.23 Other than a change to the planning maps and the insertion of an ODP, and accompanying narrative, into the Plan as a new development area, no other changes are proposed to the PDP. In terms of the proposed ODP, the submitter has provided two options, based on possible intersection upgrades.





**Figure 8-4 Outline development plan (options dependent on Selwyn Road/Lincoln Rolleston Road intersection improvements. Source V1-0084**

- 8.24 The area is identified as LUC Class 2, however as it is subject to an UGO in the PDP, I consider that it is exempt from the application of the NPS-HPL under clause 3.5.7(b)(i).
- 8.25 The following peer reviews of the submitter's evidence have been commissioned to inform the evaluation of the appropriateness of the rezoning request against the Greenfield Framework below and any recommendations that are considered necessary to accept the relief being sought (refer to **Appendix 3**):
- Economic assessment (2022) prepared by Insight Economics, prepared in conjunction with the submission from Yoursection (V1-0025); peer reviewed by Formative Ltd.
  - Transportation assessment (2022) prepared by Carriageway Consulting; peer reviewed by Flow Transportation Specialists.
  - Urban Design statement (2022) prepared by a+urban Ltd; peer reviewed by SDC Urban Design Lead.
  - Geotechnical assessment (2022) prepared by Kirk Roberts Consulting; peer reviewed by Geotech Consulting.

- Preliminary site investigation report (2022) prepared by Kirk Roberts Consulting; peer reviewed by Pattle Delamore Partners.
- Infrastructure report (2022) prepared by Myall & Co; peer reviewed by Waugh Infrastructure Management Limited.

8.26 The Re-zoning Framework Report identifies that requests that are within the UGO are to be assessed against the greenfield framework. This framework reflects the objectives and policies, as altered by s42A Urban Growth recommendations, within the Urban Growth Chapter and the outcomes sought by overarching strategic planning documents.

### ***Greenfield Framework***

Criteria	Assessment
<b>Does it maintain a consolidated and compact urban form?</b>	Although located on the periphery of the township, as the area is located within the UGO, I consider that rezoning of this area would promote a consolidated and compact urban form for the township, consistent with the preferred growth option for the township, expressed in various documents including the CRPS, the RSP and the PDP.
<b>Does it support the township network?</b>	I agree with the submitter that the rezoning of this area is consistent with the long term growth planning for Rolleston and therefore supports the township network.
<b>If within the Urban Growth Overlay, is it consistent with the goals and outline development plan?</b>	The area is within the UGO for Rolleston and its development for residential purposes is generally consistent with the RSP, noting the need for a key gateway at the intersection of Lincoln Rolleston Road and Selwyn Road, as discussed below.
<b>Does not effect the safe, efficient, and effective functioning of the strategic transport network?</b>	<p>The submitter's evidence has identified, evaluated and assessed the various transport and access elements of the request and concluded that, under a scenario of a roundabout at the Lincoln Rolleston Road/Selwyn Road intersection, the area can be accessed via a fourth leg onto this roundabout with minimal effects on queues and delays. As such, the request for rezoning can be supported from a traffic and transportation perspective.</p> <p>The Flow peer review confirms that Council intends to upgrade this intersection, and a fourth leg off this would be the preferred means of access to the area. It is therefore recommended that ODP Option 1 be adopted. However, the peer review records that the development of a roundabout in this location may require road widening and that rezoning of the area may foreclose Council's opportunity to upgrade the intersection. As such, it is recommended that the ODP be amended to indicate that site frontage may need to be vested to Council to allow for the intersection upgrade.</p> <p>It is also recommended that the ODP be amended to:</p>

Criteria	Assessment
	<ul style="list-style-type: none"> <li>• indicate that the full site frontage is to be upgraded to urban standard, ensuring that there is no gap in the walking and cycling network in this area.</li> <li>• delete the secondary east/west road, east of the primary north south road, as this is unlikely to be able to be extended as the area is adjacent to Reids Pit Park, which is designated and has recently been developed as a recreation reserve.</li> <li>• retain the walking and cycling link shown on the ODP to the boundary of Reids Pit.</li> </ul> <p>The peer review also recommends that, should the rezoning be supported, a planning mechanism should be employed to delay development until such time as intersection improvements are undertaken by Council (which may include a developer agreement). This includes the upgrades of the:</p> <ul style="list-style-type: none"> <li>• Selwyn Road/Lincoln Rolleston Road intersection to a roundabout, which is currently programmed in the LTP for 2028/2029</li> <li>• Selwyn Road/Weedons Road intersection to a roundabout, which is currently programmed in the LTP for 2027/2028</li> <li>• Lowes Road/Levi Drive/Masefield intersection to traffic signals, which is currently programmed in the LTP for 2025/2026</li> </ul> <p>It is considered that these upgrades are necessary to ensure that the existing intersections can operate safely and efficiently with the addition of traffic generated by urban zoned but as yet undeveloped land within Rolleston.</p> <p>I accept Mr Collins' advice and consider that, to support the proposed rezoning, amendments are required to the ODP as set out above, and that it is appropriate that a mechanism be included in the PDP to ensure that the necessary network improvements are in place to support the safe and efficient functioning of the strategic transport network.</p> <p>I also record that the urban design peer review recommends that a notation be included on the ODP so as to limit access off Lincoln Rolleston Road for a portion of the area either side of the proposed future roundabout and major intersection, for traffic safety reasons. The Flow peer review has not identified this as being necessary and I consider that this can be addressed at the time of future development, through the application of TRAN-REQ4.</p>
<b>Does not foreclose opportunity of planned strategic transport requirements?</b>	<p>As discussed above, the proposed rezoning of this area could foreclose the planned upgrading of the Lincoln Rolleston Road/Selwyn Road intersection to a roundabout. As such, it is recommended that the ODP indicate that site frontage may need to be vested to Council to allow for this upgrade.</p>

Criteria	Assessment
<b>Is not completely located in an identified High Hazard Area, ONL, VAL, SNA or SASM?</b>	I agree with the submitter that none of these considerations are relevant to this area.
<b>Does not locate noise sensitive activities within the 50 dB Ldn Air Noise Contours</b>	The submission area is outside both the 50 db Ldn Air Noise Contour included in the PDP and the updated noise contour requested by CIAL in their Variation 1 submission. <sup>10</sup>
<b>The loss of highly productive land</b>	The area is comprised of LUC Class 2 versatile soils, but the potential rezoning is not subject to the NPS-HPL by virtue of the area being within the PDP UGO.
<b>Achieves the built form and amenity values of the zone sought</b>	As the submission does not seek to amend the built form and amenity values of the MRZ, I agree with the conclusions of the urban design peer review that the proposed rezoning will contribute to the residential character anticipated with the MRZ.
<b>Protects any heritage site and setting, and notable tree within the re-zoning area</b>	I agree with the submitter that neither of these considerations are relevant to this area.
<b>Preserves the rural amenity at the interface through landscape, density, or other development controls</b>	I agree with urban design peer review that, due to the location of the area within the UGO, any effects along the interface with surrounding rural sites also included in the UGO will only be temporary and will reduce over time as these areas develop. I also accept the advice of the urban design peer review that the interface with the GRUZ will only remain at the southern boundary of the area and the roads in this location will provide a mitigation buffer in this location.
<b>Does not significantly impact existing or anticipated adjoining rural, dairy processing, industrial, inland port, or knowledge zones</b>	The area is not located near any of these zones except the GRUZ, which contains an indoor primary production activity within approximately 270m of the boundary of the area, which could give rise to reverse sensitivity effects.  Within the GRUZ, the PDP requires that sensitive activities be setback 300m from the closest outer edge of any building used for intensive primary production. While the same provision is not replicated within the Residential chapter of the PDP, I consider that the inclusion of text within the ODP requiring the same setback distance would aid in addressing any reverse sensitivity effects.
<b>Does not significantly impact the operation of important infrastructure, including strategic transport network</b>	As discussed above, the proposed rezoning of the area has the potential to impact on the operation of a safe and efficient strategic transport network if it forecloses the opportunity to the upgrade the Lincoln Rolleston Road/Selwyn Road intersection. However, if amendments are made to the ODP to indicate that road widening in this area may be required, I consider that scope exists to ensure that any impacts can be avoided.

<sup>10</sup> V1-0065.003 CIAL

Criteria	Assessment
	In terms of other important infrastructure, while the rezoning of the area would increase demand on the Pines WWTP, I consider that the impact of this has been considered in the LTP, as discussed below.
<b>How it aligns with existing or planned infrastructure, including public transport services, and connecting with water, wastewater, and stormwater networks where available</b>	<p>The submitter's infrastructure evidence concludes that, as the Council has a masterplan for the provision of water reticulation to the future development areas of Rolleston which include the subject area, and that the area is included in the catchment area of the South East Pump Station, the area is viable for development in terms of the provision of infrastructure necessary for residential subdivision.</p> <p>The Waugh peer review acknowledges that, while additional capacity within the network to fully service the proposed area is not yet available, various infrastructure upgrades to provide additional network capacity are being advanced through the Council's LTP process. This review also confirms that the land conditions mean that there are viable options to manage on-site stormwater.</p>
<b>Ensuring waste collection and disposal services are available or planned</b>	As solid waste collection services currently operate in Rolleston, I agree with the submitter that these can be addressed at the time of any future development of the area.
<b>Creates and maintains connectivity through the zoned land, including access to parks, commercial areas, and community services</b>	The urban design peer review has concluded that the area has a high level of connectivity with both the Rolleston township and the wider district, and that the area is well-designed in terms of providing roading access to community services, with a lower level of accessibility for non-motorised transport modes, due to distance to these facilities. I agree with this conclusion.
<b>Promotes walking, cycling and public transport access</b>	<p>I agree with the urban design peer review that pedestrian and cycling opportunities are provided within the area which will connect to the wider cycling and walking network within adjacent neighbourhoods.</p> <p>I also agree with the urban design review that, while the area is not presently connected to a public transport network, density increases within this area of Rolleston could warrant a review of this provision in the future, noting that the provision of bus services is not provided by SDC.</p>
<b>The density proposed is 15hh/ha or the request outlines the constraints that require 12hh/ha</b>	A minimum density of 15hh/ha is proposed.
<b>The request proposes a range of housing types, sizes and densities that respond to the demographic changes and social and affordable needs of the district</b>	While economic evidence has been provided to indicate that the rezoning will improve housing affordability, no evidence has been presented to indicate that a range of housing types, sizes and densities that respond to demographic changes and social needs will be provided within the area. However, I consider that in so far

Criteria	Assessment
	as the MRZ allows, a range of housing types, sizes and densities can be accommodated in the area.
<b>An ODP is prepared</b>	<p>The submitter's planning evidence includes an ODP with accompanying narrative to coordinate the development of the area. Should the rezoning be supported, I consider that amendments are required to both the plan and the narrative to give effect to the recommendations of both the transport and urban design peer reviews, as discussed above.</p> <p>I also recommend that this area be included in the proposed SUB-REQ13, such that development is delayed until such time as roading upgrades occur, pursuant to the recommendations of the Flow peer review.</p>

- 8.27 The Geotech Consulting peer review concluded that, although there has been no site testing for this report, the evidence submitted was sufficient to demonstrate that the area is geotechnically suitable for residential development. The peer review did note that the higher structures possible within the MRZ may impose greater loading on the soils than for normal housing, but the shallow gravel can easily support shallow foundations to such buildings. I accept Mr McCahon's advice and consider that geotechnical issues are adequately addressed.
- 8.28 The Pattle Delamore Partners peer review of the preliminary site investigation assessment prepared by Kirk Roberts Consulting concurred with the conclusions in the evidence that, while HAIL activities have been identified within the area, these do not preclude the rezoning of the area as proposed. Further investigations would be required ahead of any further development, in accordance with the NESCS process. I accept Mr Freeman's advice and consider that site contamination issues have been adequately addressed.
- 8.29 The Formative peer review of the economic assessment concurs with the conclusion of the assessment prepared by Insight Economics and considers that the requested rezoning represents additional residential capacity that will contribute to enabling future adequate supply of residential land in Rolleston and Selwyn; that there will be a range of economic benefits of the requested zone change; and there are no material economic costs of the requested zone change. I accept Mr Foy's advice and consider that the economic matters have been adequately addressed.
- 8.30 Overall, I recommend the submission points are accepted for the following reasons:
- 8.30.1 I consider that the proposed rezoning is an appropriate way to achieve the Urban Growth provisions of the PDP, both as notified and as recommended to be amended by the Urban Growth s42A reporting officer, including UG-O1, UG-O2, UG-P1, UG-P2, and UG-P7 – P13.
  - 8.30.2 I consider that the rezoning request is exempt from the NPS-HPL as the land has been identified for 'future urban development' under Clause 3.5(7)(b)(i).
  - 8.30.3 The rezoning enables the growth of the Rolleston township in a manner consistent with the RSP.

- 8.30.4 It has been demonstrated that the area can be effectively serviced and that the effects on the local transport network can be managed, having regard to planned infrastructure upgrades by the Council.
- 8.30.5 Other effects, including geotechnical risk, potential contamination issues, reverse sensitivity and amenity/character have been assessed and I agree with the submitter's conclusion that the effects will be minor.

***Recommendations and amendments***

- 8.31 I recommend, for the reasons given above, that the Hearings Panel, as set out in Appendix 2:
- a) Amend the Planning Maps to rezone Lot 7 DP 47839 and Lot 2 DP 514579, as shown in Figure 8.3 from GRUZ to MRZ;
  - b) Remove the Urban Growth overlay and the Rural Density overlay from Lot 7 DP 47839 and Lot 2 DP 514579;
  - c) Insert a new Development Area (DEV-ROB), shown as Option 1 in Figure 8.4, including provisions proposed by the submitter and as set out in Appendix 2, subject to:
    - i. Amending the ODP as follows:
      - Indicating that land may be required to be vested to Council for the purpose of upgrading the Lincoln Rolleston Road/Selwyn Road intersection;
      - Indicating that the full frontage of Lincoln Rolleston Road and Selwyn Road is to be upgraded to urban standards, including footpaths and cycling facilities;
      - Indicating the extent of a 300m buffer from the existing intensive primary production activity to the south;
      - Removal of the secondary east/west road, towards Reids Pit, but retaining the walking cycling link in this location; and
      - Amending the alignment of the primary north south road to achieve a better north-south connection with adjoining areas.
    - ii. Amending the ODP narrative as follows, and as shown in **Appendix 2**:
      - Alignment of the headings with that within the PDP as notified;
      - Removal of the reference to two ODPs;
      - Removal of wording speculating on traffic volumes and speeds;
      - Inclusion of commentary on the interface treatment along Lincoln Rolleston Road and the function of the internal secondary spine road;
      - Inclusion of commentary on proposed methods to address reverse sensitivity issues with the existing intensive primary production activity to the south of the area;
      - Removal of reference to existing environment; and



- Removal of reference to matters better addressed through other processes, such as the Council's Engineering Code of Practices.
- d) Add a new rule requirement to delay development of the area until Council undertakes the following intersection improvements:
- i. Selwyn Road/Lincoln Rolleston Road intersection is upgraded to a roundabout, which is currently programmed in the LTP for 2028/2029
  - ii. Selwyn Road/Weedons Road intersection is upgraded to a roundabout, which is currently programmed in the LTP for 2027/2028
  - iii. Lowes Road/Levi Drive/Masefield intersection is upgraded to traffic signals, which is currently programmed in the LTP for 2025/2026
- 8.32 I recommend that original submission points and further submission points are either accepted or rejected as shown in **Appendix 1**.
- 8.33 The planning evidence of Applefields is accompanied by a robust s32AA evaluation that concludes that the proposed rezoning to residential is the most appropriate way to achieve the objectives of the PDP and give effect to higher order planning documents. The assessment identifies that there is a clear policy framework to support the growth of Rolleston. I consider that the proposed MRZ will result in an efficient use of land, support community and commercial centres, and maximise use of active transport networks.
- 8.34 I record that the s32AA does not consider the option of intensification elsewhere within the township however, as urban growth within this area is identified by higher order documents, I do not consider that this is a shortcoming of the assessment.
- 8.35 Having reviewed this assessment in the context of the outcomes sought by strategic planning documents, I agree with these conclusions within the submitter's s32AA evaluation and adopt it for the purpose of this assessment.

#### V1-0093 BDRG

##### ***Submissions***

- 8.36 Two submission points and seven further submission points were received in relation to this rezoning request.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
V1-0093	BDRG	001	Oppose	Amend the planning maps to rezone the following properties from GRUZ to MRZ on Brendean Drive, Lincoln Rolleston Road, Nobeline Drive and Weedons Road, Rolleston : - Lot 1 DP 475510 - Lot 2 DP 475510 - Lot 3 DP 475510 - Lot 4 DP 475510 - Lot 5 DP 475510 - Lot 6 DP 475510

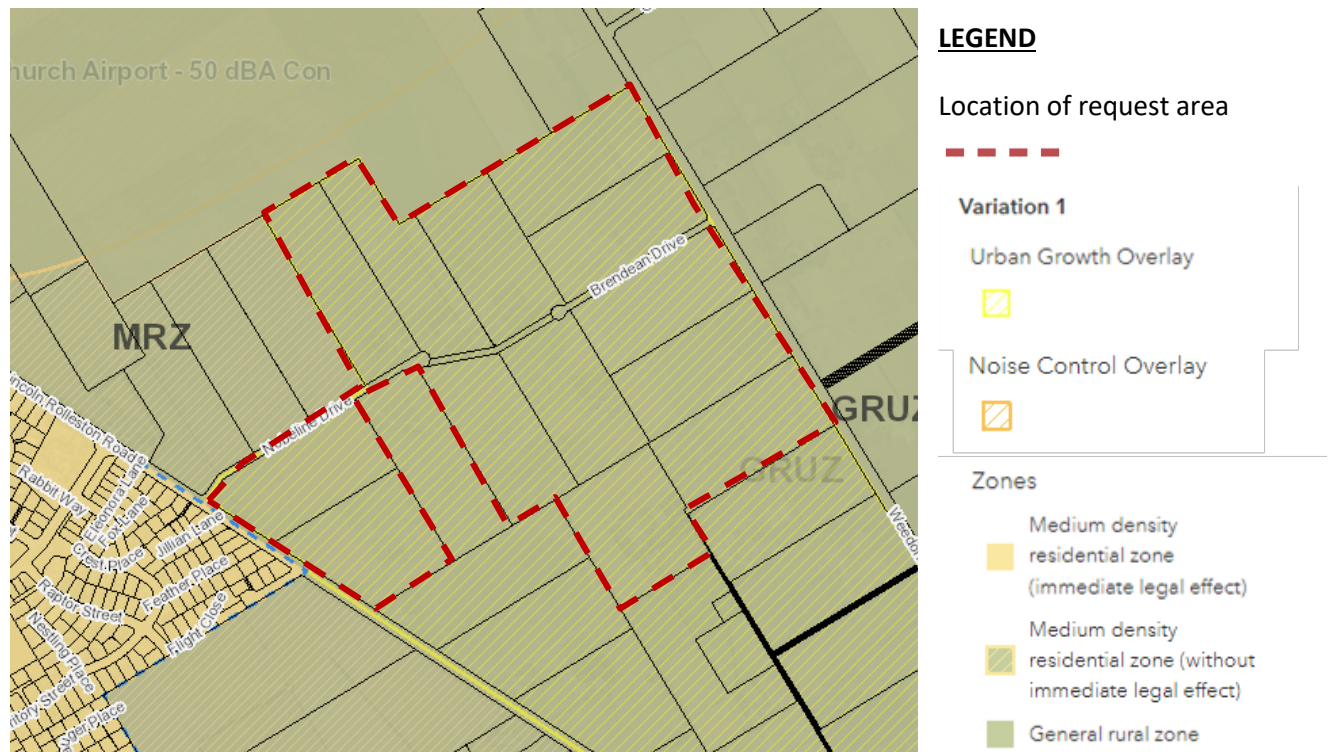
Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
				<ul style="list-style-type: none"> <li>- Lot 10 DP 475510</li> <li>- Lot 11 DP 475510</li> <li>- Lot 12 DP 475510</li> <li>- Lot 14 DP 475510</li> <li>- Lot 15 DP 475510</li> <li>- Lot 11 DP 47839</li> <li>- Lot 1 DP 47839</li> </ul>
V1-0025	Yoursection	FS001	Support	Adopt
V1-0065	CIAL	FS007	Oppose In Part	<p>Reject the submission in so far as it relates to the portion of the PC71 site subject to the Operative Contour.</p> <p>CIAL seek that the portion of the PC71 site subject to the Operative Contour retains rural zoning in the Proposed Variation.</p>
V1-0084	Applefields	FS006	Support In Part	As per relief set out in reasons for support in part
V1-0088	Orion	FS044	Oppose In Part	Should land be rezoned as a result of any submission on Variation 1 to the proposed District Plan, that the corridor protection provisions sought in earlier Orion submissions and/or as amended in hearing evidence are applied to the rezoned land where that land intersects with the SEDLs.
V1-0093	BDRG	002	Neither Support Nor Oppose	Insert a new development area, with associated outline development plan and narrative, to guide development of the land at Brendean Drive, Lincoln Rolleston Road, Nobeline Drive and Weedons Road, Rolleston.
V1-0025	Yoursection	FS005	Support In Part	Adopt, subject to the ODP being amended to provide consistency with the Yoursection ODP.
V1-0065	CIAL	FS008	Oppose In Part	CIAL is not opposed to the proposed development area, except that the portion of the site subject to the draft updated remodelled 50dB Ldn Outer Envelope Noise Contour must not be used for noise sensitive activities i.e. housing.
V1-0084	Applefields	FS007	Support In Part	As per relief set out in reasons for support in part

### Analysis

- 8.37 BDRG<sup>11</sup> seek the rezoning of an area centered around Brendean Drive and Nobeline Drive, Rolleston from GRUZ to MRZ. The area comprises approximately 53 hectares, across 13 sites, all of which are approximately 4 hectares in size. The area extends from Lincoln Rolleston Road to the west and Weedons Road to the east. The submission indicates that this area could accommodate up to 954 new residential sites, at a density of 15 hh/ha, with an allowance for 25% future intensification.
- 8.38 The submitter considers that the suitability of the area for residential purposes has already been considered by virtue of its inclusion in the RSP, its identification as a FDA in the CRPS and its existence within the UGO in the PDP.

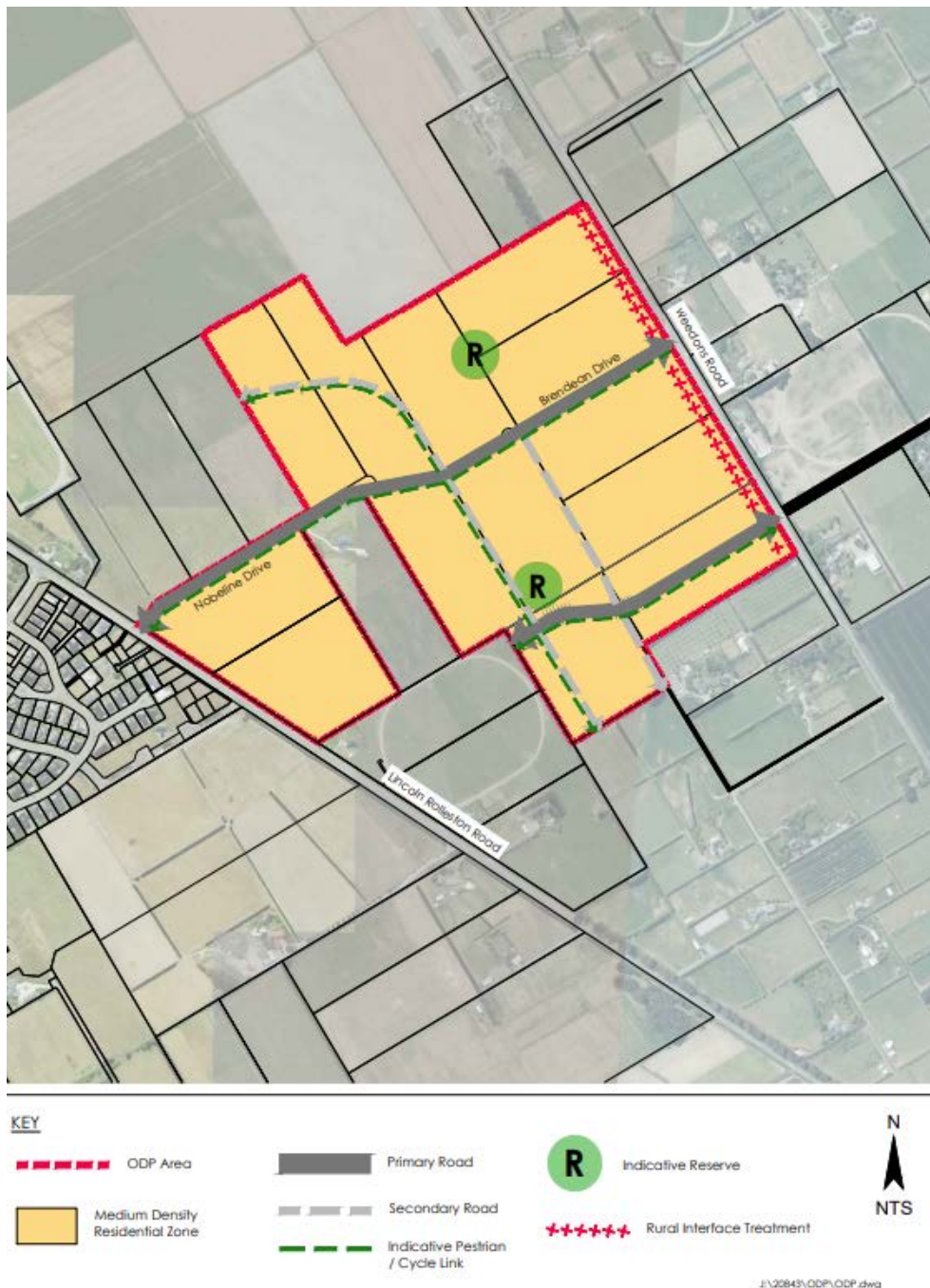
<sup>11</sup> V1-0093.001 and 002 BDRG

- 8.39 Council has approved a private plan change request to the Operative District Plan (PC71) to rezone some of the rural land to the west of the request area. As approval had been granted prior to the notification of the IPI, this land has been included in Variation 1, with rezoning to MRZ being proposed. Land to the south of this area is subject to a request from Yoursection (V1-0025) to rezone to MRZ.



**Figure 8-5 Location of Request Area with zoning as notified in Variation 1. Source PDP.**

- 8.40 An ODP, with an accompanying narrative, has been provided with the submission.



**Figure 8-6 Outline Development Plan. Source V1-0093**

- 8.41 The area is identified as LUC Class 2, however as it is subject to an UGO in the PDP, I consider that it is exempt from the application of the NPS-HPL under clause 3.5.7(b)(i).
- 8.42 The following peer reviews of the submitter's evidence have been commissioned to inform the evaluation of the appropriateness of the rezoning request against the Greenfield Framework below and any recommendations that are considered necessary to accept the relief being sought (refer to **Appendix 3**):
- Infrastructure report (2022) prepared by Davie, Lovell-Smith has been peer reviewed by Waugh Infrastructure Management Limited.

- Preliminary site investigations (2013) prepared by Land Development and Exploration Ltd has been peer reviewed by Pattle Delamore Partners.
- Geotechnical assessments (2013) prepared by Land Development and Exploration Ltd has been peer reviewed by Geotech Consulting.

8.43 Although no ITA was provided with the submission, commentary was included in the submission in relation to traffic matters and this has been peer reviewed by Flow Transportation Specialists.

8.44 The Re-zoning Framework Report identifies that requests that are within the UGO are to be assessed against the greenfield framework. This framework reflects the objectives and policies, as altered by s42A Urban Growth recommendations, within the Urban Growth Chapter and the outcomes sought by overarching strategic planning documents.

### ***Greenfield Framework***

Criteria	Assessment
<b>Does it maintain a consolidated and compact urban form?</b>	Although located on the periphery of the township, as the area is located within the UGO, I consider that rezoning of this area would promote a consolidated and compact urban form for the township, consistent with the preferred growth option for the township, expressed in various documents including the CRPS, the RSP and the PDP.
<b>Does it support the township network?</b>	<p>I agree with the submitter that the rezoning of this area is consistent with the long term growth planning for Rolleston and therefore supports the township network.</p> <p>However, I note that the RSP, although prepared some time ago, signals the need for a 'local centre' within the submission area. The ODP provided with the submission does not indicate that a commercial area will be provided within the area. While recent developments, such as the consent granted for a supermarket to the north west of the area, and the inclusion of a 'neighbourhood centre' through the rezoning of land to the south west of the area may mean that a commercial area is no longer required as shown in the RSP, no evidence has been provided to enable the assessment of the need, or otherwise, for any commercial zoned land; the effects associated with this; or if changes would be required to effectively manage any subsequent development and operation of a commercial centre.</p> <p>I consider that a needs assessment should be undertaken to determine the requirement for a commercial area within this area. This should consider the scale and location of any commercial area to determine whether it would lead to the potential for retail distribution type effects. I consider that an assessment against the relevant objectives and policies of the CRPS and the PDP in respect to commercial development is also necessary.</p>



Criteria	Assessment
<b>If within the Urban Growth Overlay, is it consistent with the goals and outline development plan?</b>	The area is within the UGO for Rolleston and its development for residential purposes is generally consistent with the RSP, with the exception of the commercial area discussed above.
<b>Does not effect the safe, efficient, and effective functioning of the strategic transport network?</b>	<p>The submitter did not provide any specific transport evidence, instead relying on the FDA ITA prepared by Flow on behalf of the Council in support of the proposed rezoning of a number of smaller sites some distance from this area.</p> <p>The Flow peer review of the commentary included in the submission in relation to traffic concluded that the FDA ITA cannot be relied upon as an assessment of traffic effects of development within the submission area on the safe, efficient and effective functioning of the strategic transport network. Further, the ITAs prepared in relation to other rezoning submissions in this locality similarly cannot be relied upon as they are considerably smaller in size and are likely to result in different trip distributions. As such, the conclusion of the peer review is that the request should be rejected as insufficient information has been provided to assess the potential transport effects. I agree and consider that more detailed investigations are necessary to demonstrate that the proposal will not significantly impact on the strategic transport network in this location, including key intersections to the northeast of the area, being the intersection of Levi Road and Weedons Road, and the SH1 and Weedons Road interchange, which the submission indicated are likely to be operating near to or exceeding capacity when development within this area occurs.</p> <p>The Flow peer review also noted that, should the rezoning be supported, several amendments were required to the ODP to ensure consistency with adjacent areas. These include realigning the secondary north/south road (to integrate with the area to the south seeking rezoning through V1-0025), the road frontage of Lincoln Rolleston Road and Weedons Road should include walking and cycling facilities and the southern east/west road should be identified as the extension of the CRETS collector.</p> <p>While not specifically addressed by the Flow peer review, having regard to the location of this request, I also consider that the planning mechanism to delay development until such time as the transport network upgrades identified in relation to V1-0025 and V1-0084 would also be appropriate to be applied in respect of this submission, should it be supported.</p>
<b>Does not foreclose opportunity of planned strategic transport requirements?</b>	<p>As no specific evidence has been provided, I consider that I am unable to establish whether the rezoning of the area will foreclose opportunity of planned strategic transport requirements.</p> <p>While I note that none of the essential intersection upgrades identified elsewhere within this report are located within or</p>

Criteria	Assessment
	adjacent to the area of this submission, I also record that the RSP identifies a location on Weedons Road as a key gateway, yet this is not identified within the ODP.
<b>Is not completely located in an identified High Hazard Area, ONL, VAL, SNA or SASM?</b>	I agree with the submitter that none of these considerations are relevant to this area.
<b>Does not locate noise sensitive activities within the 50 dB Ldn Air Noise Contours</b>	The submission area is outside both the 50 db Ldn Air Noise Contour included in the PDP and the updated noise contour requested by CIAL in their Variation 1 submission. <sup>12</sup>
<b>The loss of highly productive land</b>	The area is comprised of LUC Class 2 versatile soils, but the potential rezoning is not subject to the NPS-HPL by virtue of the area being within the PDP UGO.
<b>Achieves the built form and amenity values of the zone sought</b>	The submission does not seek to amend the built form and amenity values of the MRZ. The submission indicates that structural elements within the ODP, such as the location of greenspace and multimodal corridors could encourage and inform the location of medium density housing, to deliver variation and housing choice. However, there is no expert evidence to establish how the anticipated outcomes would be achieved.
<b>Protects any heritage site and setting, and notable tree within the re-zoning area</b>	I agree with the submitter that neither of these considerations are relevant to this area.
<b>Preserves the rural amenity at the interface through landscape, density, or other development controls</b>	The ODP provided with the submission shows that a rural interface treatment is proposed to be incorporated along the Weedons Road frontage, however the extent of this treatment would be limited by the MDRS, and that specific consideration should be given to this at the time of subdivision. I consider that, should any interface treatment be proposed, it should be clearly stated through this process what the nature of this is, and the purpose of any such treatment.
<b>Does not significantly impact existing or anticipated adjoining rural, dairy processing, industrial, inland port, or knowledge zones</b>	The area is not located near any of these zones except the GRUZ. In this respect, I record that there are no intensive farming activities or mineral extraction activities in close proximity to the area which could give rise to reverse sensitivity effects. However, the effect of the proposed rezoning would leave a parcel of GRUZ zoned land on the southern side of Nobeline Drive surrounded on three sides by urban development. While this may be a short term outcome, given that the parcel is also subject to the UGO, no commentary has been provided to indicate how this would be addressed in terms of reverse sensitivity effects. .
<b>Does not significantly impact the operation of important</b>	As discussed above, no expert evidence has been provided to demonstrate what impact, if any, the rezoning may have on the

<sup>12</sup> V1-0065.003 CIAL



Criteria	Assessment
<b>infrastructure, including strategic transport network</b>	<p>operation of the strategic transport network. This includes consideration of the effects of trip generation on the network, including the flow on effect of traffic utilising Weedons Road to access SH1.</p> <p>In terms of other important infrastructure, while the rezoning of the area would increase demand on the Pines WWTP, I consider that the impact of this has been considered in the LTP, as discussed below.</p>
<b>How it aligns with existing or planned infrastructure, including public transport services, and connecting with water, wastewater, and stormwater networks where available</b>	<p><i>Three Waters</i></p> <p>The submitter's infrastructure evidence concludes that, as the area is included in Council's Water Master Planning, the provision of water supply to service the area is feasible and consented capacity is available. The evidence also acknowledges that Council has upgrading work underway and planned at the Pines WWTP to accommodate growth areas within the Sewer Master Plan, which includes this area.</p> <p>The Waugh peer review acknowledges that, while additional capacity within the network to fully service the proposed area is not yet available, various infrastructure upgrades to provide additional network capacity is being advanced through the Council's LTP process. This review also confirms that the land conditions mean that there are viable options to manage on-site stormwater.</p>
<b>Ensuring waste collection and disposal services are available or planned</b>	<p>As solid waste collection services currently operate in Rolleston, I agree with the submitter that these can be addressed at the time of any future development of the area.</p>
<b>Creates and maintains connectivity through the zoned land, including access to parks, commercial areas, and community services</b>	<p>The ODP indicates that connections are provided to external roads and that cycle and pedestrian networks are to be included within the area. However, I consider that, should the rezoning be supported, these should be evaluated to determine if they are sufficient, or if improvements are required to cater for the increase in pedestrian and cycle demand generated from the future development.</p>
<b>Promotes walking, cycling and public transport access</b>	<p>I consider that, although located on the periphery of the current developments, the area is capable of being well connected to Rolleston's core commercial, recreation and community facilities, and that this proximity may promote access via active transport choices, and this is further assisted by the identification of these links on the ODP. The submitter also indicates that the primary road network would be able to accommodate any future public transport routes. However, I consider that insufficient evidence has been provided to substantiate how the proposed rezoning would promote walking, cycling and public transport access, or to assess the adequacy of the material provided.</p>

Criteria	Assessment
<b>The density proposed is 15hh/ha or the request outlines the constraints that require 12hh/ha</b>	Conflicting information is included in the submission regarding the minimum density proposed within the area. The ODP indicates that a minimum density of 12hh/ha is to be achieved, while within the balance of the submission documents an anticipated density of 15 hh/ha is indicated. No evidence has been provided indicating that the area is constrained such 15 hh/ha is not achievable.
<b>The request proposes a range of housing types, sizes and densities that respond to the demographic changes and social and affordable needs of the district</b>	In so far as the MRZ allows, a range of housing types, sizes and densities can be accommodated in the area. However, no evidence has been presented to demonstrate that the rezoning will improve housing affordability or support a range of housing types, sizes and densities that respond to demographic changes and social needs.
<b>An ODP is prepared</b>	The submitter's planning evidence includes an ODP with accompanying narrative to coordinate the development of the area. Should the rezoning be supported, I consider that amendments are required to the narrative to update references to plan changes under the Operative District Plan; the minimum density proposed, as this is inconsistent with the minimum recommended through the UG chapter; the location of medium density housing as the proposed zone would provide for this anywhere across the area; mass rapid transport routes, as this is not considered feasible at this time; to correct spelling and grammatical errors; and to address any other matters that may arise through the further consideration of the rezoning request in response to the issues identified.  Should the rezoning be supported, I also recommend that this area be included in the proposed SUB-REQ13, such that development is delayed until such time as roading upgrades occur, pursuant to the recommendations of the Flow peer review.

- 8.45 The Geotech Consulting peer review concluded that, given the general consistency of the sub surface conditions in Rolleston, in part confirmed by geotechnical data to the south of the area, the geotechnical assessments prepared by Land Development and Exploration Ltd, although dated, were sufficient to demonstrate that the area is geotechnically suitable for development. The peer review did note that the higher structures possible within the MRZ may impose greater loading on the soils than for normal housing, but the shallow gravel can easily support shallow foundations to such buildings. The review also noted that additional geotechnical testing and reporting will be necessary at any subdivision consenting stage, should the rezoning be supported. I accept Mr McCahon's advice and consider that the geotechnical issues are adequately addressed.
- 8.46 The Pattle Delamore Partners peer review of the preliminary site investigation assessment prepared by Land Development and Exploration Ltd concluded that the material provided was outdated, and did not encompass all of the area seeking to be rezoned. As such, the peer review concluded that there are various information gaps which impair the ability to evaluate the contamination status of the area. While I record that the area has been identified as being suitable for residential use in

principle, by virtue of its inclusion in the RSP, I consider that more detailed investigations are necessary to determine the appropriateness of this rezoning request.

- 8.47 On the basis of the above assessment, I recommend the submission points be rejected as there is insufficient planning or technical evidence and assessments, including effects on transport network, suitability of the land in terms of site contamination, infrastructure requirements and timing, urban design analysis, or a s32AA evaluation to determine whether the actual and potential effects of the rezoning are satisfactory and to enable the substantive merits of the rezoning request to be evaluated.

### **Recommendation**

- 8.48 I recommend, for the reasons given above, that the Hearings Panel retain the zoning as notified.
- 8.49 I recommend that the original submission points and the further submission points are accepted or rejected as shown in **Appendix 1**.

### **V1-0116 Hughes**

### **Submissions**

- 8.50 One submission point and two further submission points were received in relation to this rezoning request.

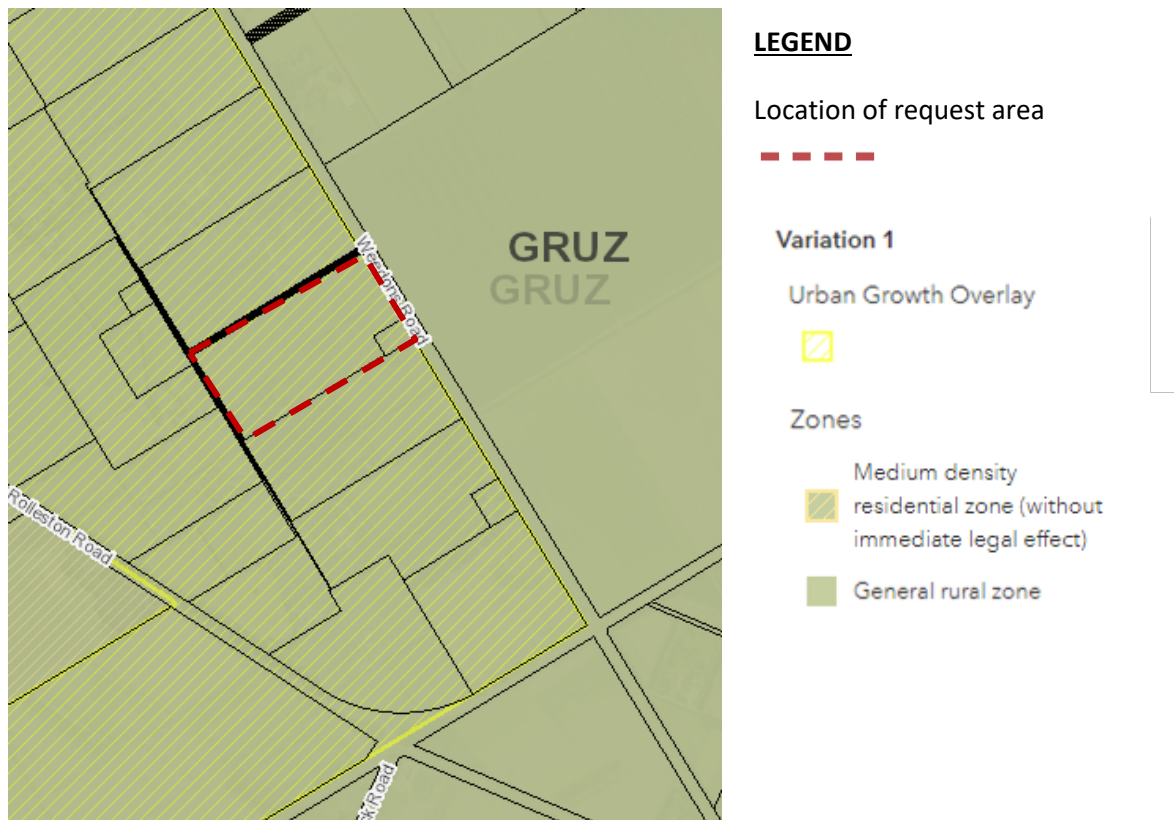
Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
V1-0116	Hughes	001	Oppose	Amend zoning of 7/487 Weedons Road from GRUZ to MRZ and make any other necessary or consequential relief to support the submission.
V1-0025	Yoursection	FS002	Support In Part	Adopt, subject to an ODP that is consistent with the Yoursection Ltd ODP.
V1-0088	Orion	FS040	Oppose In Part	Should land be rezoned as a result of any submission on Variation 1 to the proposed District Plan, that the corridor protection provisions sought in earlier Orion submissions and/or as amended in hearing evidence are applied to the rezoned land where that land intersects with the SEDLs.

### **Analysis**

- 8.51 Hughes<sup>13</sup> seek the rezoning of Lot 4 DP 47839 and Lot 13 DP 47839, located at 7/487 Weedons Road, Rolleston from GRUZ to MRZ. The site is a 4.5-hectare rural lifestyle property, accessed via a large ROW that extends off Weedons Road. The site sits on the eastern edge of a triangular-shaped block bounded by Levi Road to the north, Lincoln Rolleston Road to the west and Weedons Road to the east. The block terminates to the south at Selwyn Road. The site contains an existing dwelling, improvements and established shelterbelt planting.
- 8.52 I record that the land immediately to the north and south of this site are not the subject of specific submissions for rezoning, while land to the west is subject to a request from Yoursection (V1-0025).

<sup>13</sup> V1-0116.001 Hughes

- 8.53 The submitter considers that the suitability of the site for residential purposes has already been considered by virtue of its inclusion in the RSP, its identification as a FDA in the CRPS and its existence within the UGO in the PDP.
- 8.54 The submitter has not provided any specialist evidence to enable the substantive merits of this rezoning request to be evaluated, and given the small size of the site, no ODP has been provided for inclusion in the PDP. However, an evaluation against the Greenfield Framework has been provided with the submission.



**Figure 8-7 Location of Request Area with zoning as notified in Variation 1. Source PDP.**

- 8.55 The site is identified as LUC Class 2, however as it is subject to an UGO in the PDP, I consider that it is exempt from the application of the NPS-HPL under clause 3.5.7(b)(i).
- 8.56 As the proposal is for the development of greenfield land, the Greenfield Framework has been applied to assess the proposal.

#### **Greenfield Framework**

Criteria	Assessment
Does it maintain a consolidated and compact urban form?	Although located on the periphery of the township, as the site is located within the UGO, I consider that it does contribute to the consolidated and compact urban form of Rolleston, as expressed in the RSP.
Does it support the township network?	I agree with the submitter that the rezoning of this site is consistent with the long term growth planning for Rolleston and therefore supports the township network.

Criteria	Assessment
<b>If within the Urban Growth Overlay, is it consistent with the goals and outline development plan?</b>	The site is within the UGO for Rolleston and its development for residential purposes is consistent with the RSP.
<b>Does not effect the safe, efficient, and effective functioning of the strategic transport network?</b>	No evidence has been provided to establish whether the rezoning of the site will impact on the safe, efficient and effective functioning of the strategic transport network, as it currently exists.
<b>Does not foreclose opportunity of planned strategic transport requirements?</b>	No evidence has been provided to establish whether the rezoning of the site will foreclose opportunity of planned strategic transport requirements
<b>Is not completely located in an identified High Hazard Area, ONL, VAL, SNA or SASM?</b>	I agree with the submitter that none of these considerations are relevant to this site.
<b>Does not locate noise sensitive activities within the 50 dB Ldn Air Noise Contours</b>	The submission area is outside both the 50 db Ldn Air Noise Contour included in the PDP and the updated noise contour requested by CIAL in their Variation 1 submission. <sup>14</sup>
<b>The loss of highly productive land</b>	The site is identified as comprising LUC Class 2 versatile soils, but the potential rezoning is not subject to the NPS-HPL by virtue of the site being within the PDP UGO.
<b>Achieves the built form and amenity values of the zone sought</b>	The rezoning would enable the site to be subdivided and developed to urban densities that are consistent with the provisions of the MRZ.
<b>Protects any heritage site and setting, and notable tree within the re-zoning area</b>	I agree with the submitter that neither of these considerations are relevant to this site.
<b>Preserves the rural amenity at the interface through landscape, density, or other development controls</b>	No evidence has been provided to indicate if any interface treatments are proposed. However, I record that, in the context of Rolleston, measures are seldom incorporated to address the interface between the urban and rural environments.
<b>Does not significantly impact existing or anticipated adjoining rural, dairy processing, industrial, inland port, or knowledge zones</b>	The area is not located near any of these zones except the GRUZ. In this respect, I record that there are no intensive farming activities or mineral extraction activities in close proximity to the area which could give rise to reverse sensitivity effects.
<b>Does not significantly impact the operation of important infrastructure, including strategic transport network</b>	No evidence has been provided to demonstrate that the proposal will not significantly impact on the operation of important infrastructure, including the strategic transport network in this location.
<b>How it aligns with existing or planned infrastructure, including public transport services, and connecting with water,</b>	While I agree with the submitter that the site has been included in the strategic transport and infrastructure planning for Rolleston, by virtue of being included in the RSP, no evidence has been provided to establish the

<sup>14</sup> V1-0065.003 CIAL

Criteria	Assessment
wastewater, and stormwater networks where available	timing of the provision of the necessary services to the site.
Ensuring waste collection and disposal services are available or planned	Solid waste collection services operate in Rolleston.
Creates and maintains connectivity through the zoned land, including access to parks, commercial areas, and community services	While the site has direct frontage to Weedons Road, no evidence has been provided to establish whether the site will provide connectivity to parks, commercial areas, and community services.
Promotes walking, cycling and public transport access	No ODP or expert evidence has been provided to determine if the proposal would promote walking, cycling or public transport access.
The density proposed is 15hh/ha or the request outlines the constraints that require 12hh/ha	A minimum density of 15hh/ha is proposed.
The request proposes a range of housing types, sizes and densities that respond to the demographic changes and social and affordable needs of the district	In so far as the MRZ allows, a range of housing types, sizes and densities can be accommodated on the site.
An ODP is prepared	No ODP has been provided in support of the rezoning request.

8.57 While the submitter has set out reasons why they wish to see the land rezoned, the rezoning request has not been supported by planning or technical evidence and assessments, including infrastructure requirements and timing, effects on transport network, suitability of the land in terms of site contamination or geotechnical considerations, and urban design, or a s32AA evaluation to demonstrate that the rezoning of land from GRUZ to MRZ is the most appropriate zoning. Nor has a structure plan been provided for incorporation into the district plan to guide the development of this piece of greenfield land, and its co-ordination with surrounding development and road networks.

8.58 Therefore, on the basis of the above assessment and the fact that there is insufficient evidence to substantiate the merits of the rezoning against the Greenfield Framework, I recommend that this submission point be rejected.

### ***Recommendation***

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

8.60 I recommend that the original submission point and the further submission point are rejected as shown in **Appendix 1**.

## V1-0085 Survus and V1-0089 Gould Developments

**Submissions**

8.61 Six submission points and six further submission points were received in relation to this rezoning request.

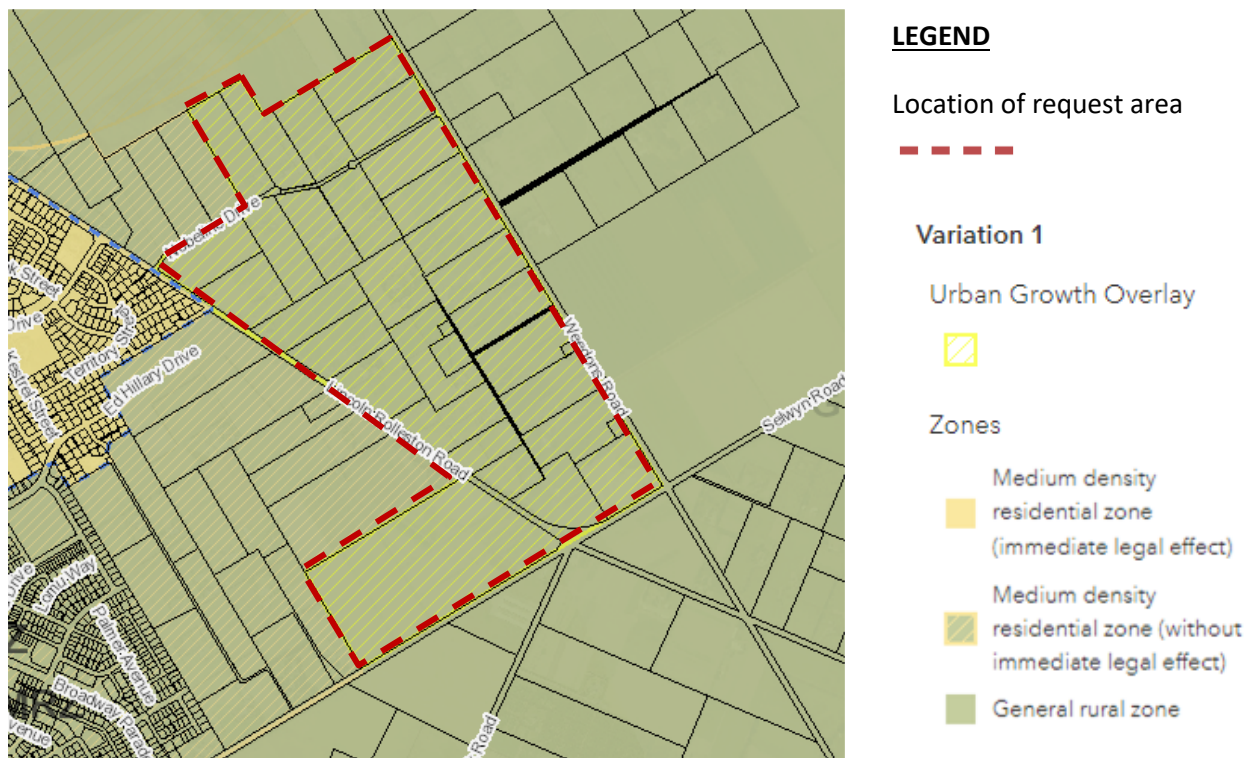
Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
V1-0085	Survus	001	Oppose	Amend the planning maps to rezone the properties from GRUZ to MRZ generally bounded by Lincoln Rolleston Road, Selwyn Road and Weedons Road, along with the land within Lot 3 DP 48064 Lincoln Rolleston Road, Rolleston.
V1-0065	CIAL	FS005	Oppose In Part	<i>Reject the submission in so far as it relates to the portion of the PC71 site subject to the Operative Contour. CIAL seek that the portion of the PC71 site subject to the Operative Contour retains rural zoning in the Proposed Variation.</i>
V1-0084	Applefields	FS003	Support In Part	<i>As per relief set out in reasons for support in part</i>
V1-0088	Orion	FS032	Oppose In Part	<i>Should land be rezoned as a result of any submission on Variation 1 to the proposed District Plan, that the corridor protection provisions sought in earlier Orion submissions and/or as amended in hearing evidence are applied to the rezoned land where that land intersects with the SEDLs.</i>
V1-0085	Survus	002	Oppose	Delete the [Rural Density] overlay from the properties generally bounded by Lincoln Rolleston Road, Selwyn Road and Weedons Road, along with the land within Lot 3 DP 48064 Lincoln Rolleston Road, Rolleston.
V1-0084	Applefields	FS004	Support In Part	<i>As per relief set out in reasons for support in part</i>
V1-0085	Survus	003	Oppose	Delete the [Urban Growth] overlay from the properties generally bounded by Lincoln Rolleston Road, Selwyn Road and Weedons Road, along with the land within Lot 3 DP 48064 Lincoln Rolleston Road, Rolleston.
V1-0084	Applefields	FS005	Support In Part	<i>As per relief set out in reasons for support in part</i>
V1-0089	Gould Developments	001	Oppose	Amend the planning maps to rezone the properties from GRUZ to MRZ generally bounded by Lincoln Rolleston Road, Selwyn Road and Weedons Road, along with the land within Lot 3 DP 48064 Lincoln Rolleston Road, Rolleston.
V1-0065	CIAL	FS006	Oppose In Part	<i>Reject the submission in so far as it relates to the portion of the PC71 site subject to the Operative Contour. CIAL seek that the portion of the PC71 site subject to the Operative Contour retains rural zoning in the Proposed Variation.</i>
V1-0089	Gould Developments	002	Oppose	Delete the [Rural Density] overlay from the properties generally bounded by Lincoln



Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
				Rolleston Road, Selwyn Road and Weedons Road, along with the land within Lot 3 DP 48064 Lincoln Rolleston Road, Rolleston.
V1-0089	Gould Developments	003	Oppose	Delete the [Urban Growth] overlay from the properties generally bounded by Lincoln Rolleston Road, Selwyn Road and Weedons Road, along with the land within Lot 3 DP 48064 Lincoln Rolleston Road, Rolleston.

### Analysis

- 8.62 Survus and Gould Developments<sup>15</sup> request that the balance of the land included in the UGO be rezoned from GRUZ to MRZ. They consider that this is consistent with, and gives effect to the various higher order documents. They also seek consequential amendments to the planning maps to remove the rural density and urban growth overlays from this area.
- 8.63 The submitters have not provided any specialist evidence to enable the substantive merits of these rezoning requests to be evaluated.



**Figure 8-8 Location of Request Area with zoning as notified in Variation 1. Source PDP.**

- 8.64 The area encompasses approximately 140 hectares, across approximately 30 sections. The area is identified as LUC Class 2, however as it is subject to an UGO in the PDP, the NPS-HPL is not applicable.
- 8.65 As discussed above, several sites within this area are subject to separate submissions seeking rezoning of land. However, as no evidence has been provided to enable the substantive merits of

<sup>15</sup> V1-0082.001, 002 and 003 Survus and V1-0089.001, 002 and 003 Gould Developments

the requests to rezone the area in its entirety to be evaluated, I recommend that these submission points be rejected.

### **Recommendation**

- 8.66 I recommend, for the reasons given above, that the Hearings Panel retain the zoning as notified, except where the amendments in **Appendix 2** recommend accepting the relief sought by other submitters.
- 8.67 I recommend that the original submission point and the further submission point are rejected as shown in **Appendix 1**.

## **9. Western side of Rolleston**

### **Introduction**

- 9.1 This section responds to those submission points seeking rezoning of land on the western side of Rolleston.

V1-0072 Hill Street Limited

### **Submissions**

- 9.2 Two submission points and four further submission points were received in relation to this rezoning request.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
V1-0072	HSL	003	Oppose In Part	Rezone the identified area as MRZ
V1-0080	CCC	FS024	Oppose	Reject the submission
V1-0088	Orion	FS038	Oppose In Part	Should land be rezoned as a result of any submission on Variation 1 to the proposed District Plan, that the corridor protection provisions sought in earlier Orion submissions and/or as amended in hearing evidence are applied to the rezoned land where that land intersects with the SEDLs.
V1-0072	HSL	004	Oppose In Part	Rezone the identified area as MRZ
V1-0080	CCC	FS025	Oppose	Reject the submission
V1-0088	Orion	FS039	Oppose In Part	Should land be rezoned as a result of any submission on Variation 1 to the proposed District Plan, that the corridor protection provisions sought in earlier Orion submissions and/or as amended in hearing evidence are applied to the rezoned land where that land intersects with the SEDLs.

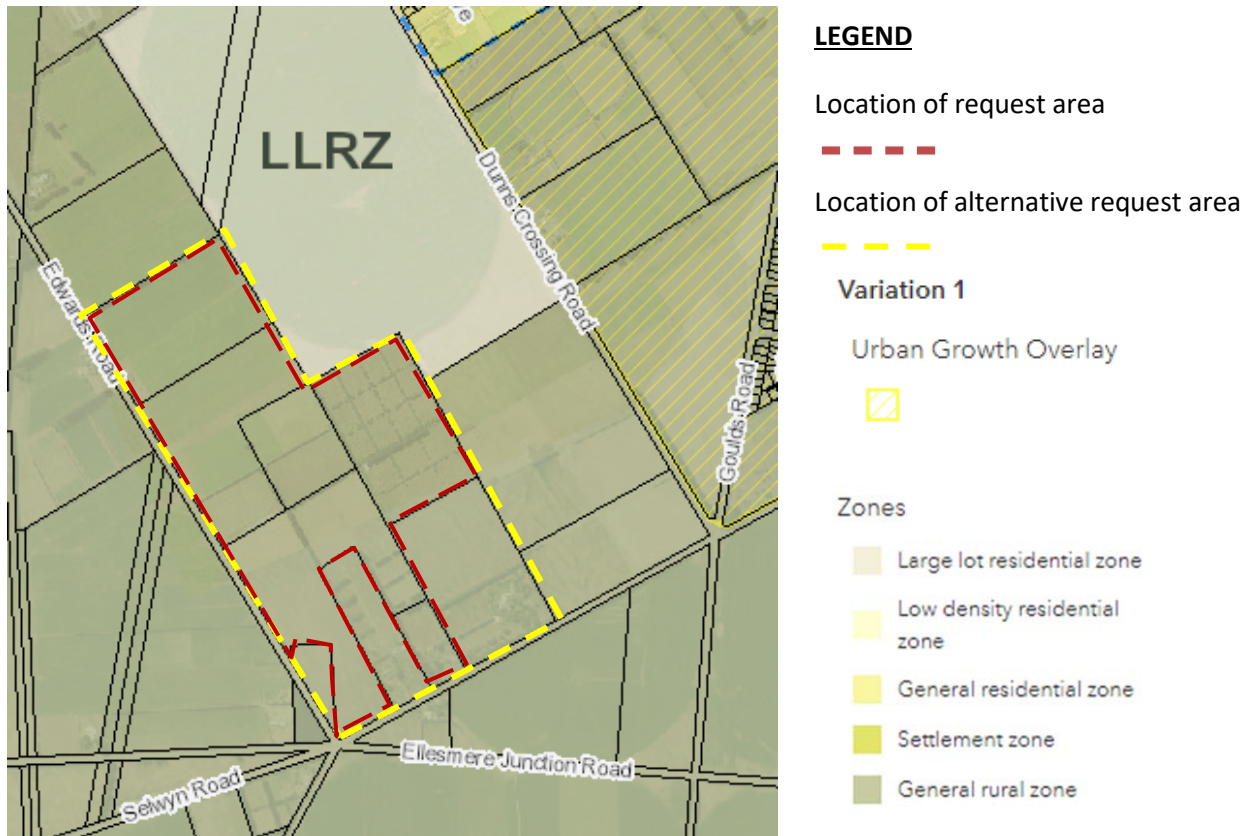
### **Analysis**

- 9.3 HSL<sup>16</sup> request the rezoning of an irregular area of land, largely bounded by Selwyn Road and Edwards Road from GRUZ to MRZ. As an alternative relief, the submitter seeks the rezoning of the balance of the block bounded by Selwyn Road and Edwards Road to MRZ. HSL considers that, as the rezoning

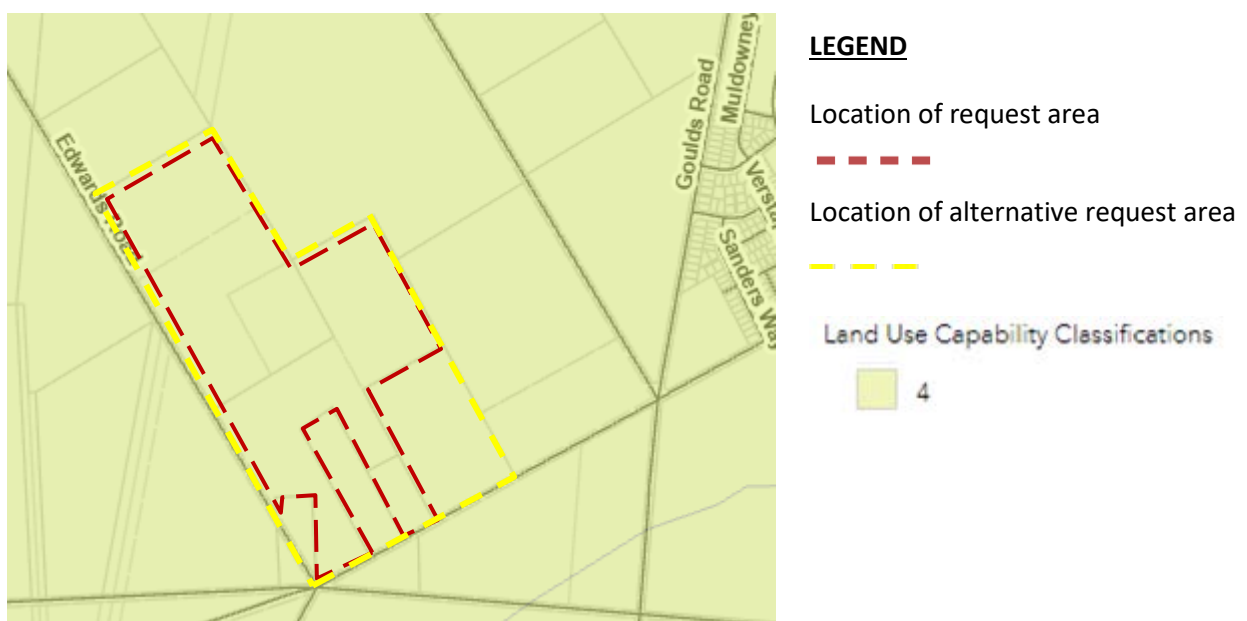
<sup>16</sup> V1-0072.003 and 004 HSL

of land on the southwestern side of Rolleston is being pursued by other parties through other processes, the land that is the subject of these submission points should logically also be rezoned in order to provide a defensible long-term urban edge to the southwestern side of Rolleston.

- 9.4 The submitter has not provided any specialist evidence to enable the substantive merits of these rezoning requests to be evaluated.



**Figure 9-1 Location of Request Area with zoning as notified in Variation 1. Source PDP.**



**Figure 9-2 Land Use Classification of soils within Request Area. Source SDC GIS**

- 9.5 The area of the submissions encompasses approximately 50 – 66 hectares, across approximately 5 sections. The area is not subject to the UGO and is not a rural residential location in the RRS14. As the land is identified as LUC 4 the NPS-HPL is not applicable.
- 9.6 While the submitter has set out reasons why they wish to see the land rezoned, the rezoning request has not been supported by planning or technical evidence and assessments, including infrastructure requirements and timing, effects on transport network, urban design, or a s32AA evaluation to demonstrate that the rezoning of land from GRUZ to MRZ is the most appropriate zoning. Nor has a structure plan been provided for incorporation into the district plan to guide the development and subdivision of this large piece of greenfield land. I therefore recommend that these submission points be rejected.

### **Recommendation**

- 9.7 I recommend, for the reasons given above, that the Hearings Panel retain the zoning as notified.
- 9.8 I recommend that the original submission points and the further submission points are accepted or rejected, as shown in **Appendix 1**.

### **V1-0092 SDC and V1-0103 CGPL**

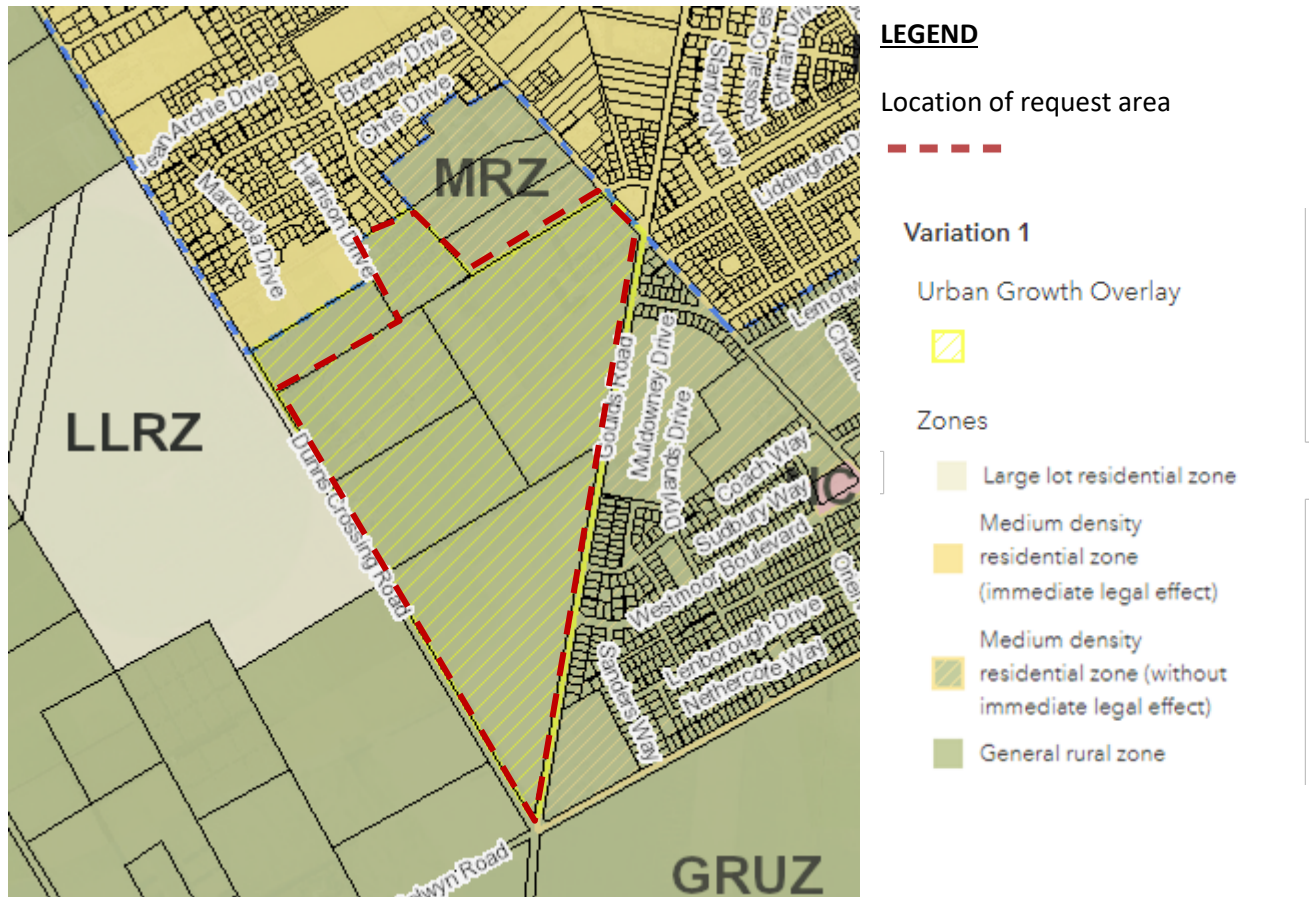
### **Submissions**

- 9.9 Two submission points and three further submission points were received in relation to this rezoning request.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
V1-0092	SDC	049	Support	Rezone the land extent of PC70 to MRZ, with the inclusion of any NCZ as appropriate.
V1-0088	Orion	FS050	Oppose In Part	Should land be rezoned as a result of any submission on Variation 1 to the proposed District Plan, that the corridor protection provisions sought in earlier Orion submissions and/or as amended in hearing evidence are applied to the rezoned land where that land intersects with the SEDLs.
V1-0103	CGPL	001	Oppose	Amend the planning maps to rezone the land included in PC70 in Rolleston from GRUZ to MRZ.
V1-0080	CCC	FS006	Oppose	Reject the submission
V1-0088	Orion	FS011	Oppose In Part	Should land be rezoned as a result of any submission on Variation 1 to the proposed District Plan, that the corridor protection provisions sought in earlier Orion submissions and/or as amended in hearing evidence are applied to the rezoned land where that land intersects with the SEDLs.

### Analysis

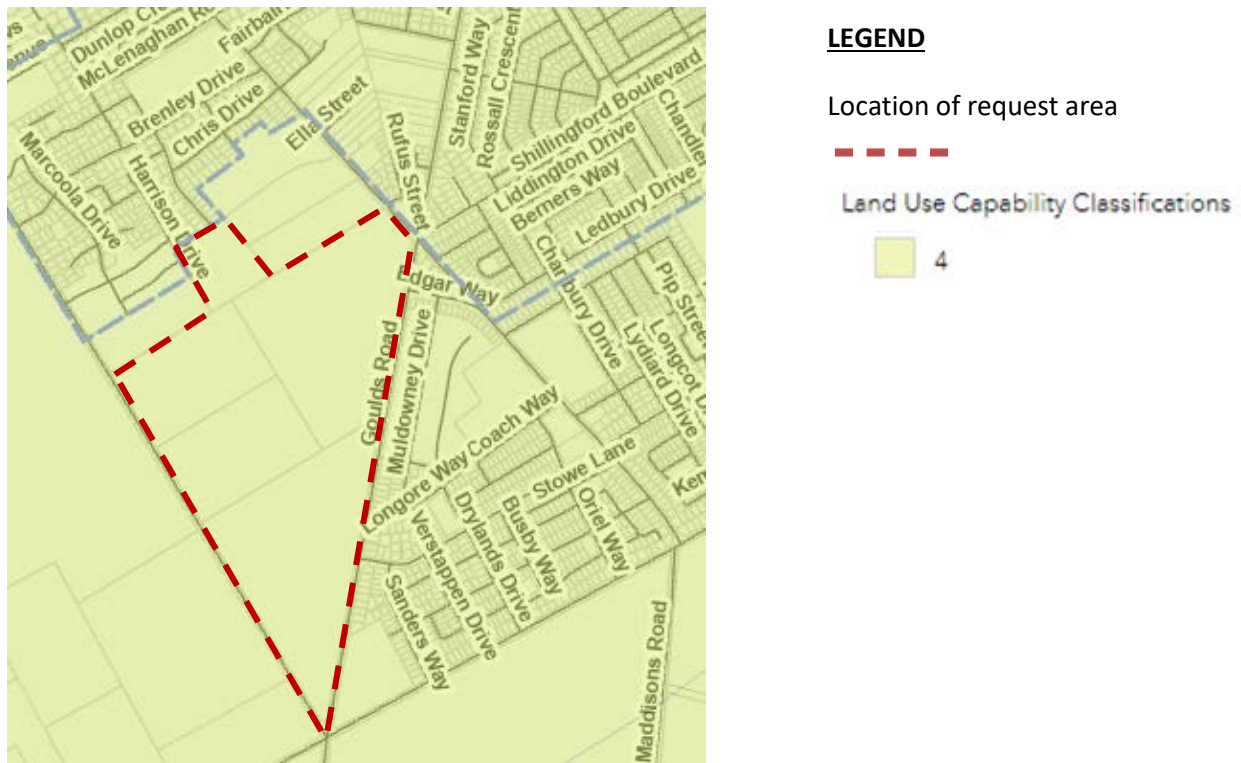
- 9.10 SDC and CGPL<sup>17</sup> request that land included within PC70 be rezoned from GRUZ to MRZ, with SDC seeking that any commercial areas are rezoned to NCZ, as appropriate. Neither submitter has provided any specialist evidence to enable the substantive merits of these rezoning requests to be evaluated.



**Figure 9-3 Location of Request Area with zoning as notified in Variation 1. Source PDP.**

<sup>17</sup> V1-0092.049 SDC and V1-0103.001 CGPL





**Figure 9-4 Land Use Classification of soils within Request Area.** Source SDC GIS

- 9.11 The area of the submissions encompasses PC70, which is a private plan change request to the Selwyn District Plan. This request seeks rezoning of the land from Rural (Inner Plains) to Living Z and was lodged on 9 November 2020. A response to a further information request, made on 24 December 2020, is yet to be received.
- 9.12 The land was also subject to submissions seeking rezoning through the PDP, from GRUZ to GRZ and NCZ, so as to enable the outcomes of PC70. No submitter evidence was provided in support of those submission points. While the s42A reporting officer for the PDP rezonings in Rolleston supported the relief being sought, they concluded that there was no scope to be able to grant this as submissions on the PDP seeking a change from GRUZ to GRZ had been superseded by Variation 1. Therefore, it was recommended that those submission points be rejected.
- 9.13 The land within this area, as well as an additional 4 hectare parcel to the north, has since been referred to an expert consenting panel for fast-track consenting under the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020. The scope of that project is to subdivide the land and construct approximately 1,044 residential units and commercial buildings, as well as develop private open space and public reserves, including by restoring a natural wetland, and construct and install the necessary infrastructure associated with the development of the land. On 22 February 2023, the EPA determined that the application complied with the requirements set out in clause 3, Schedule 6 of the Act and could be provided to the panel appointed to determine the application.
- 9.14 While in principle I support the relief requested by the submitters, and I acknowledge that a significant amount of planning or technical evidence, including assessments in relation to infrastructure requirements and timing, effects on transport network, and urban design, including material that would form the basis of an outline development plan, exists in other forums, none of

that is presented in relation to this process. I record that the material contained within the COVID-19 project differs significantly from that within the PC70 documentation and, as yet, neither have been fully evaluated through their relevant processes to determine that their intended outcomes are the most appropriate.

- 9.15 Therefore, in the absence within this process of any technical evidence, planning evaluation or s32AA evaluation, from any party, I recommend that these submission points be rejected.

### ***Recommendation***

- 9.16 I recommend, for the reasons given above, that the Hearings Panel retain the zoning as notified.
- 9.17 I recommend that the original submission points and the further submission points are accepted or rejected as shown in **Appendix 1**.

### **V1-0114 CSI and RWRL**

### ***Submissions***

- 9.18 One submission point and one further submission point were received in relation to this rezoning request.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
V1-0114	CSI and RWRL	002	Oppose	Zone the identified area to MRZ, as shown in the Outline Development Plan. Refer to original submission for full decision requested, including attachments.
V1-0088	Orion	FS045	Oppose In Part	<i>Should land be rezoned as a result of any submission on Variation 1 to the proposed District Plan, that the corridor protection provisions sought in earlier Orion submissions and/or as amended in hearing evidence are applied to the rezoned land where that land intersects with the SEDLs.</i>

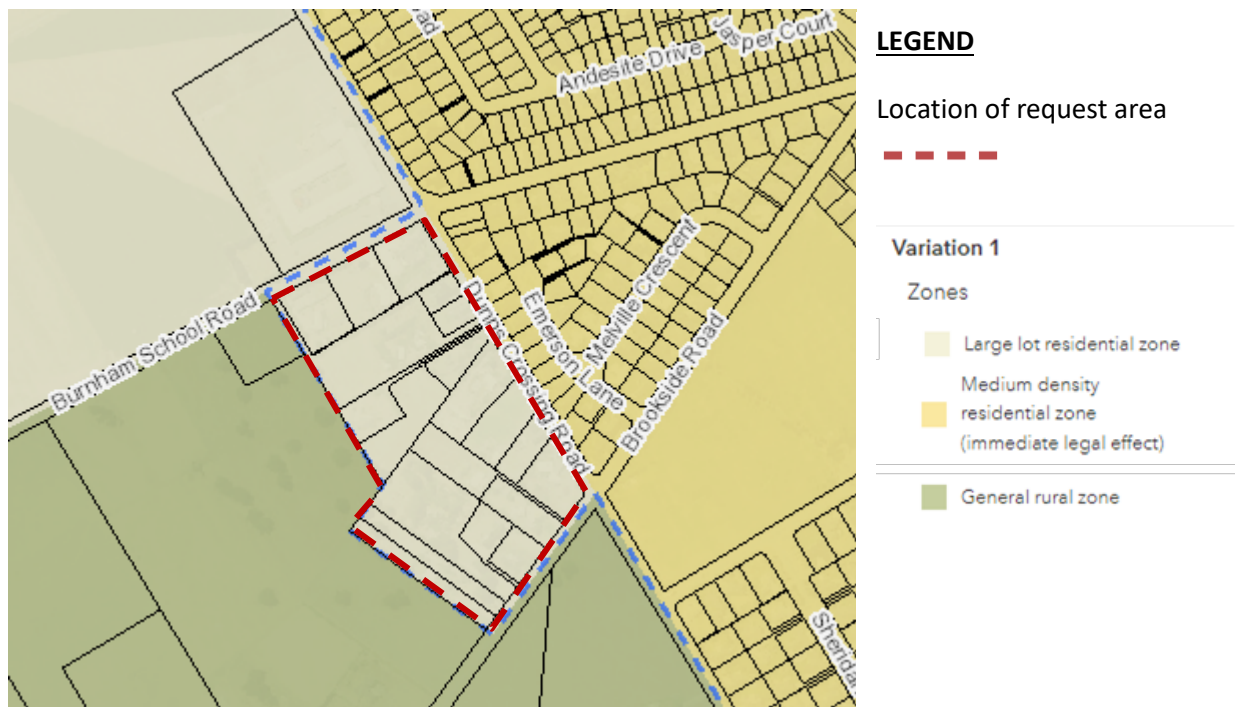
### ***Analysis***

- 9.19 CSI and RWRL<sup>18</sup> amended their original submission seeking rezoning of land on the western side of Dunns Crossing Road, between Brookside Road and Burnham School Road, such that it now only seeks the rezoning of land identified as LLRZ to MRZ, rather than including any GRUZ, as originally submitted. No evidence has been provided in support of the submission to enable the substantive merits of this rezoning request to be evaluated.

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<sup>18</sup> V1-0114.002 CSI and RWRL





**Figure 9-5 Location of Request Area with zoning as notified in Variation 1. Source PDP.**

- 9.20 The area of the submission encompasses approximately 9 hectares, across 19 sections. As the area is already zoned urban, it is not subject to the UGO and the NPS-HPL is not applicable. The area is within the Rolleston Structure Plan, and has been identified as an area of low density residential development.
- 9.21 I record that the submitter does not own land within the submission area and has not indicated if the proposal has the support of landowners within this area. I also record that no submissions were received in relation to the PDP seeking to rezone this area.
- 9.22 As the proposal is for intensification of an existing residential zone, the Intensification Framework is applied to assess the proposal. These criteria follow the Urban Growth policy, as altered by the s42A Urban Growth recommendations, on intensification and reflects the outcomes sought from the higher order strategic planning documents.

#### **Intensification Framework**

Criteria	Analysis
<b>Helps the efficient use of infrastructure</b>	Presently, not all of the sites are provided with connection to the reticulated wastewater system for Rolleston. While it would be more efficient to utilise the potential for this infrastructure by enabling a more intensive residential zoning, no evidence has been provided to demonstrate this, or whether there were any network constraints that require addressing.
<b>The request responds to the demographic changes and social and affordable needs of the district</b>	While rezoning is likely to provide additional housing within the existing township boundary, thereby achieving a compact and consolidated urban form, no evidence has been provided to demonstrate that the rezoning request will respond to any specific

Criteria	Analysis
	demographic changes, including the provision of social or affordable housing.
<b>Does it improve self-sufficiency for the town centres</b>	Given the relatively small area that is requested to be intensified, the rezoning is likely to have a negligible impact on the economic self-sufficiency of the Rolleston town centre.
<b>Promotes the regeneration of buildings and land</b>	I consider that the rezoning could promote the intensification of existing residential land by enabling infill subdivision and development, which would be a suitable alternative to rezoning highly productive land for greenfield development to increase housing capacity, however no evidence has been provided to indicate that this is the desire of landowners within the area.
<b>Does not significantly impact the surrounding environment</b>	I consider that LLRZ in this location is important in managing residential densities at the interface between urban and rural land uses and in close proximity to important infrastructure. I also consider that intensification of the area could give rise to amenity conflicts within the area, where people have established amenity expectations. There has been no evidence provided to address these matters.
<b>Does not undermine the operation of infrastructure</b>	I consider that any rezoning to enable the intensification of residential development within this area has the potential to create reverse sensitivity effects that could compromise the efficient operation of the important infrastructure located to the west, being the Pines Resource Recovery Park and the Pines Wastewater Treatment Plant, both of which are essential to support growth within the wider district. No evidence has been provided within this forum to establish that the rezoning would not undermine the operation of this infrastructure.
<b>Does not affect the safe, efficient and effective functioning of strategic infrastructure</b>	No evidence has been provided to demonstrate what potential impacts, if any, the rezoning could have on the transport network, including increased access onto SH1.
<b>Achieves the built form and amenity values of the zone sought</b>	LLRZ on the periphery of a township assists in managing interface issues between urban and rural land uses, particularly when these land uses immediately adjoin each other, rather than being separated by road, as occurs elsewhere in Rolleston. As such, I consider that the retention of the LLRZ in this location is appropriate to address interface issues with both the adjoining GRUZ and the important infrastructure within close proximity to the area.  There has been no evidence provided to establish that rezoning the area to MRZ would achieve a more desirable built form or resolve conflicts that could arise by enabling additional infill development.
<b>Creates and maintains connectivity through the zoned land, including access to park,</b>	While located on the fringe of the Rolleston township, the area is located in close proximity to a large area of open space, community facilities and commercial activities, as well as public transport

Criteria	Analysis
<b>commercial areas and community services.</b>	facilities. However, no ODP has been provided showing how the area will be connected to these features.
<b>Promotes walking and cycling and public transport access.</b>	The area is located in close proximity to a large area of open space, community facilities and commercial activities, as well as public transport facilities. However, no evidence has been provided to show how development within the area will promote walking, cycling or public transport use, which are typically indicated through an ODP encompassing the area.

9.23 Although the relief achieves consistency with some of the criteria in the Intensification Framework, there is no evidence to substantiate the merits of the rezoning request, including how the rezoning will avoid any reserve sensitivity effects on important infrastructure, contribute to the safe and efficient operation of the local transport network, promote the efficient use of infrastructure, or integrate with the surrounding environment. I therefore recommend that this submission point be rejected.

#### **Recommendation**

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

9.25 I recommend that the original submission point and the further submission point are rejected, as shown in **Appendix 1**.

## 10. Other Rezoning Requests

### **Introduction**

10.1 This section responds to those submission points seeking rezoning of land elsewhere within, or surrounding Rolleston.

#### **V1-0111 Foodstuffs**

### **Submissions**

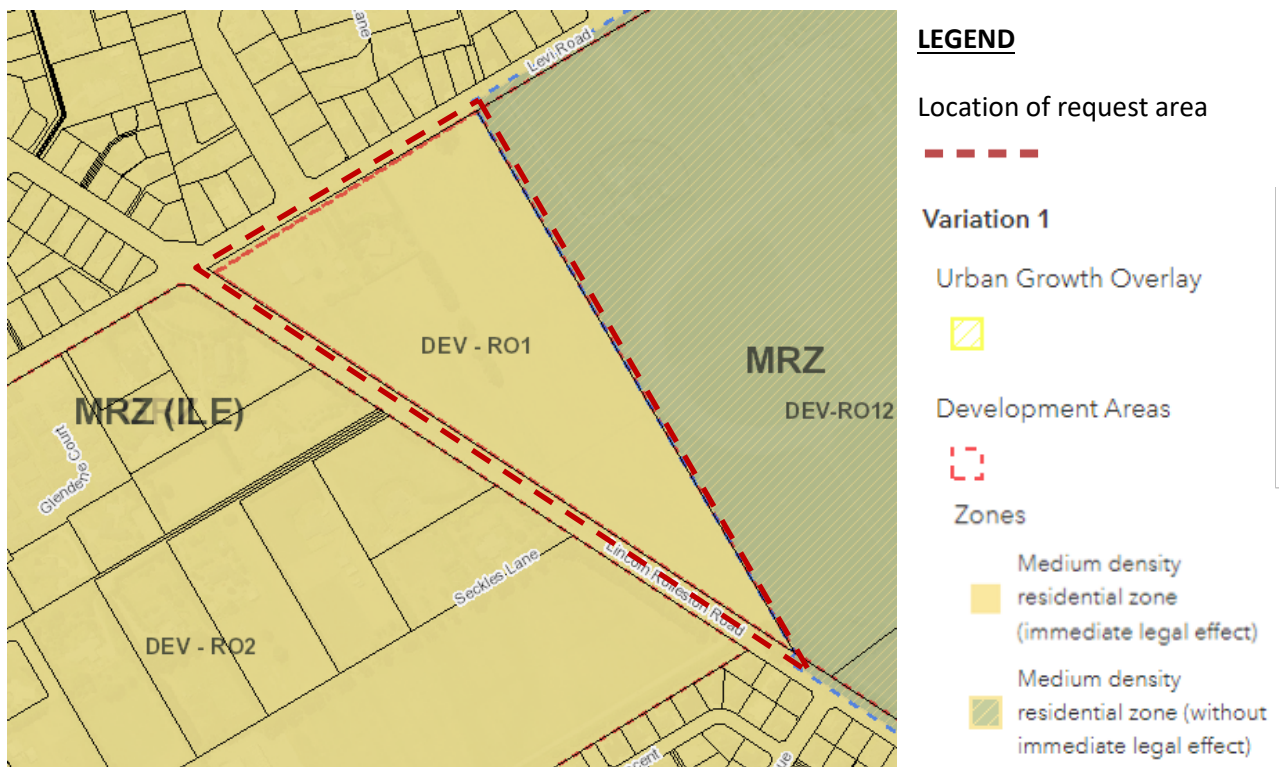
10.2 One submission point and two further submission points were received in relation to this rezoning request.

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
V1-0111	Foodstuffs	003	Neither Support Nor Oppose	Rezone 157 Levi Road from MRZ to an appropriate commercial zone to reflect the intended and future use, and such further consequential amendments as may be required by the rezoning.
V1-0053	Four Stars and Gould	FS006	Oppose	Reject the submission
V1-0088	Orion	FS047	Oppose In Part	Should land be rezoned as a result of any submission on Variation 1 to the proposed District Plan, that the corridor protection provisions sought in earlier Orion submissions and/or as amended in hearing evidence are applied to the

Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
				rezoned land where that land intersects with the SEDLs.

### Analysis

- 10.3 Foodstuffs<sup>19</sup> seek the rezoning of the site at 157 Levi Road from MRZ to an appropriate commercial zone to reflect the intended and future use of this area.
- 10.4 No specialist evidence has been provided to enable the substantive merits of the rezoning to be evaluated.



**Figure 10-1 Location of Request Area with zoning as notified in Variation 1. Source PDP.**

- 10.5 The area encompasses approximately 7 hectares, held in one parcel. While the entirety of the site is zoned MRZ, with immediate legal effect in accordance with the provisions of the RMA-EHS, the resource consent<sup>20</sup> obtained by Foodstuffs to develop a supermarket relates only to an area of approximately 4 hectares, adjoining both Lincoln Rolleston Road and Levi Road. Within the application, it was stated that there were “no plans to enable any other non-residential developments on the balance of the Site” and that “the proposal did not preclude the balance of the site from being development as generally anticipated by the Living Z Zone”<sup>21</sup>.
- 10.6 The submitter has not provided a planning evaluation, economic analysis, urban design or other technical report, nor a s32AA evaluation report to support their rezoning request. The submitter has

<sup>19</sup> V1-0111.003 Foodstuffs

<sup>20</sup> RC216016; granted 29 September 2022

<sup>21</sup> RC216016 resource consent application, as lodged

also not identified which specific commercial zone they seek. As there is insufficient information and evidence to determine whether the actual and potential effects of the rezoning are satisfactory, or to enable the substantive merits of the rezoning request to be evaluated, I recommend that the submission point be rejected.

### **Recommendation**

- 10.7 I recommend, for the reasons given above, that the Hearings Panel retain the zoning as notified.
- 10.8 I recommend that the original submission point and the further submission points are accepted or rejected as shown in **Appendix 1**.

### **V1-0007 Roger and Gwenda Smithies**

### **Submissions**

- 10.9 One submission point and one further submission point were received in relation to this rezoning request.

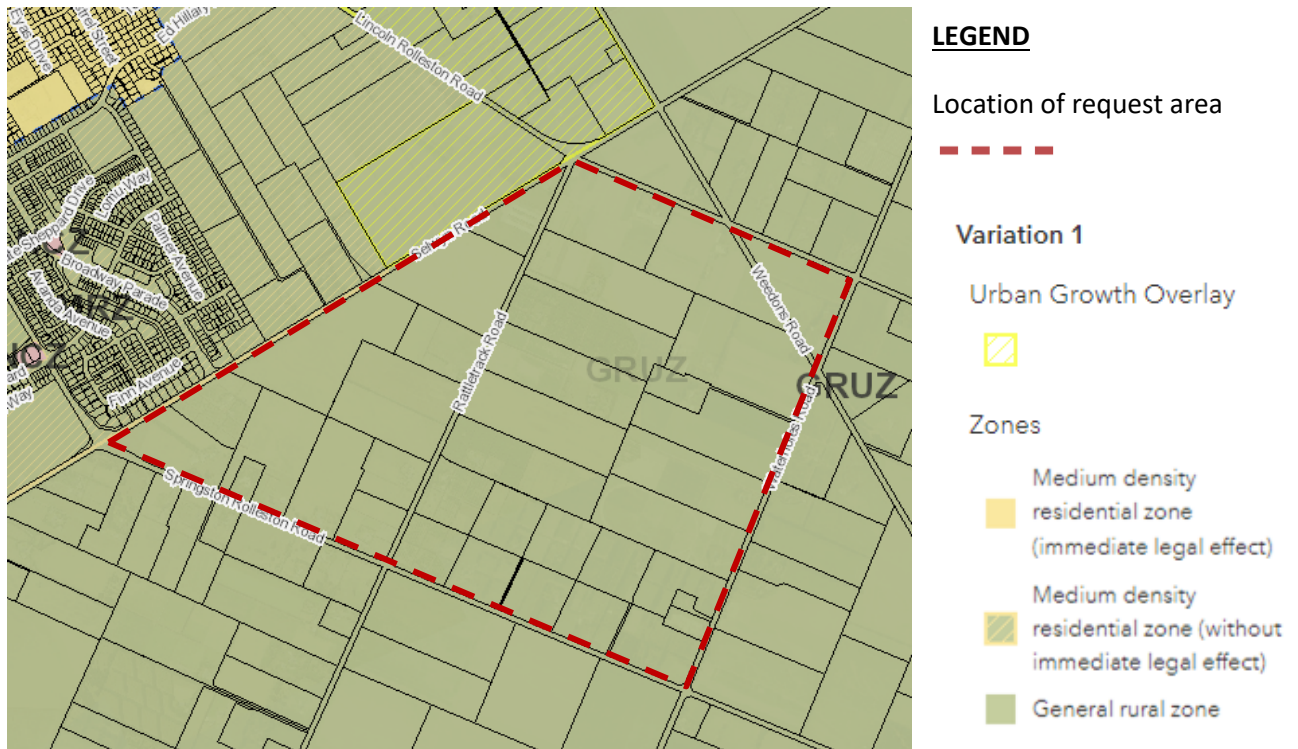
Submitter ID	Submitter Name	Submission Point	Position	Decision Requested
V1-0007	Roger and Gwenda Smithies	001	Support In Part	Amend the relevant provisions to allow subdivision into smaller lots (0.5 hectares to 1 hectare) around the fringe of Rolleston, in the area bounded by Selwyn Road, Springston Rolleston Road, Waterholes Road and Boundary Roads.
V1-0088	Orion	FS002	Oppose In Part	<i>Should land be rezoned as a result of any submission on Variation 1 to the proposed District Plan, that the corridor protection provisions sought in earlier Orion submissions and/or as amended in hearing evidence are applied to the rezoned land where that land intersects with the SEDLs.</i>

### **Analysis**

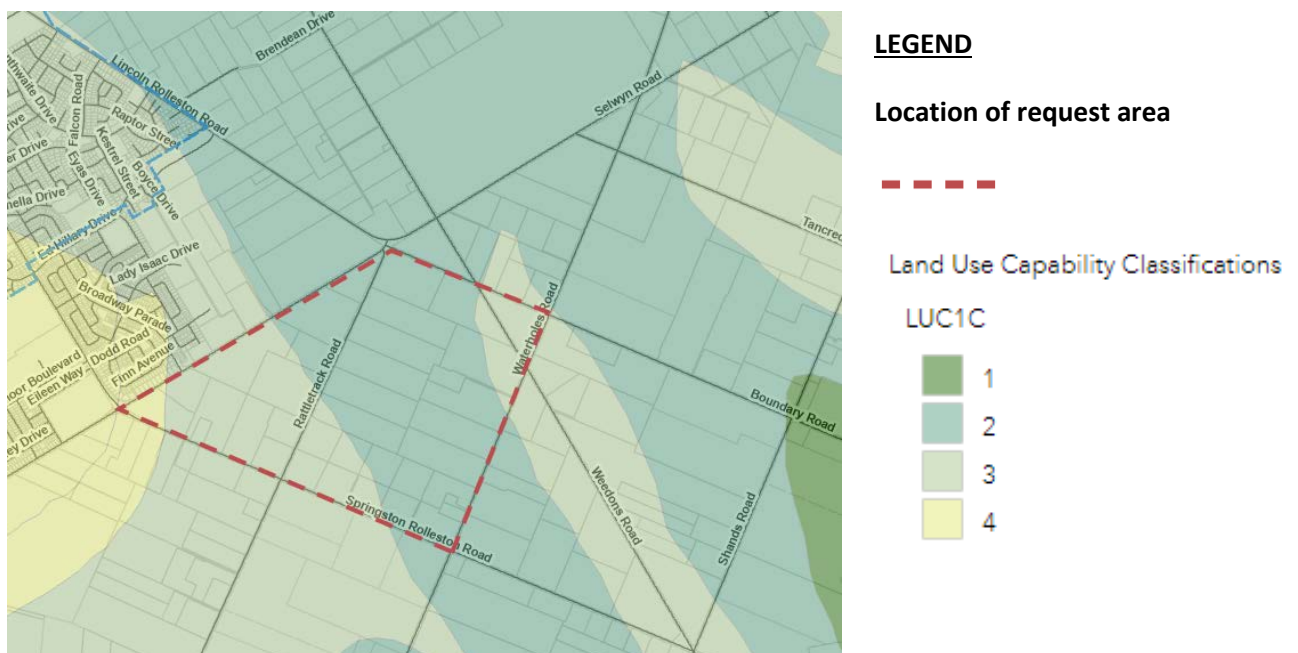
- 10.10 Roger and Gwenda Smithies<sup>22</sup> request provision for smaller rural sections around the fringe of the Rolleston, by allowing for subdivision into ½ - 1-hectare sections within the area bounded by Selwyn Road, Springston Rolleston Road, Waterholes Road, and Boundary Road. They consider there should also be a reasonable quantity of reasonably priced land that is not as densely packed, available for families and those who wish to be more self-sustaining.
- 10.11 No specialist evidence has been provided to enable the substantive merits of the rezoning to be evaluated.

<sup>22</sup> V1-0007.001 Roger and Gwenda Smithies





**Figure 10-2 Location of Request Area with zoning as notified in Variation 1. Source PDP.**



**Figure 10-3 Land Use Classification of soils within Request Area. Source SDC GIS**

10.12 The area encompasses approximately 260 hectares, across approximately 35 sections.

10.13 I recommend that the submission point be rejected for the following reasons:

- 10.13.1 Granting the submitters relief would be inconsistent with the Urban Growth objectives of the PDP;



- 10.13.2 Rezoning of the land from GRUZ to LLRZ (or similar) is inconsistent with Policy 6.8.9 of CRPS Chapter 6 as it is not identified as a 'rural residential location' within the RRS14;
- 10.13.3 Rezoning would contribute to the loss of Class 2 and 3 highly productive land which must be avoided under the NPS-HPL; and
- 10.13.4 There is insufficient evidence to enable the substantive merits of the rezoning request to be evaluated.

***Recommendation***

- 10.14 I recommend, for the reasons given above, that the Hearings Panel retain the zoning as notified.
- 10.15 I recommend that the original submission point and the further submission point are rejected as shown in **Appendix 1**.

## 11. Conclusion

- 11.1 For the reasons set out in the report above, and within the Section 32AA evaluations referred to, 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.